

# **BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2**

## **Special Board Meeting Minutes**

Meeting Date: Tuesday December 02, 2025

Meeting Time: 6:03pm to 8:03pm

Meeting Location: The meeting was held online at the following location:

<https://meet.goto.com/Wolfersberger>

### **I. Roll Call (6:03pm)**

A special meeting of the Board of Directors of the Buckhorn Valley Metropolitan District No. 2 (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

<b>Directors</b>	<b>Office</b>	<b>Attendance</b>
Nickolas Viau	President	Present
David Fiore		Present
Pete Wehrenberg	Secretary	Present
Angela Heuman	Treasurer	Present
Debra Kloss		Absent

Also, in attendance was Charles Wolfersberger (District Manager), with Wolfersberger, LLC; Paul Rufien (General Counsel) with Rufien Law, PC; John Hill, director of Buckhorn Valley Metro District No 1; the following homeowners were in attendance: None.

### **II. Call to Order**

The meeting was called to order by Director Viau. Director Viau noted that a quorum of the Board was present, the Directors confirmed their qualification to serve and, therefore, called the special meeting of the Board of Directors of the District to order.

### **III. Present Disclosures of Potential Conflicts of Interest**

The Board reviewed the agenda for the meeting, following which all directors disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

### **IV. Administrative Matters**

- 1) Meeting Agenda: The Board reviewed the meeting agenda presented by the District Manager. Director Fiore motioned to approve the agenda. Director Heuman seconded the motion and the Board voted 4-0 to approve the motion.
- 2) Review and consider minutes from the October 21, 2025 board meeting: The Board reviewed and discussed the draft of the minutes presented by the District Manager. Director Fiore

motioned to approve the minutes as modified (Section IV.5) by Director Fiore. Director Viau seconded the motion and the Board voted 4-0 to approve the motion.

- 3) Review and consider minutes from the November 18, 2025 board meeting: Director Heuman noted she has changes to the minutes and is not ready to vote on the minutes. The Board agreed to defer review of these minutes to the next board meeting.

**Action Item #1:** Director Heuman will provide edits to the minutes for consideration at the next Board meeting.

**V. Public Comments – None**

**VI. Director Matters**

Director Viau noted the Carvers are selling their house and moving out of Gypsum. Consequently, the District will need to consider contractor options for replacing the Carvers, who are currently managing the District's storage lot.

Director Fiore provided an update on the AECOM project and noted AECOM will be submitting a draft report tomorrow for the Board to consider at its December 10<sup>th</sup> board meeting. The final report will not be submitted by AECOM until late January.

**VII. Executive Session**

Director Viau motioned to open executive session at 6:34pm for the purpose of conferring with the District's legal counsel pursuant to C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding the funding of BVMD1 operations in 2026 per the intergovernmental agreement between the District and BVMD1. Director Heuman seconded the motion and the Board voted 4-0 to approve the motion.

No actions were taken by the Board during executive session. Executive session was not recorded. Director Fiore motioned to exit executive session at 7:48pm. Director Viau seconded the motion and the Board voted 4-0 to approve the motion.

Post executive session action items: None. Director Heuman reviewed with Board and public a draft motion the Board will consider adopting at the next meeting in connection with approving the District's 2026 budget. Per the draft motion,

- the \$251,000 set aside to fund District 1 operations would be reduced by (a) cash inflows to District 1 from special assessments collected by the Eagle County Treasurer in 2026 and (b) any cash inflows received by District 1 on any past due account balances prior to District 1 submitting such special assessments to the Eagle County Treasurer on December 15<sup>th</sup>.
- District 1 shall require all vendors to provide line-item invoices for monthly expenditures

- Monthly expenditures submitted by District 1 to District 2 for review and District 2 agrees to pay District 1 monthly on a pro-rate basis. District 2 shall retain an objection process subject to holding a special meeting between both Districts.
- If District 1 is running into unforeseen cash flow issues, District 1 shall submit to District 2 as soon as possible District 1's request for additional funds with supporting documentation.
- Each quarter, District 1 shall provide District 2 with a statement of net position, YTD revenues and expenses showing budget-to-actual comparison, accounts receivable ledger, prepaid fee ledger, and the general ledger. District 1 shall provide District 2 with supporting contractor invoices and other detail upon request from District 2.

**VIII. Financial / Contractual Matters**


- 1) Review and Consider 2026 Resolution to appropriate funds and set mill levies: The Board reviewed and discussed the proposed 2026 budget resolution and agreed to defer decision on the resolution to the December 10<sup>th</sup> board meeting.

Director Heuman requested a \$300,000 contribution from the General Fund to the Capital Project Fund be reflected in the 2026 budget. Also, reduce the facility fee revenue estimated for 2025 and 2026. The Board agreed with these request.

**Action Item #2:** The District Manager will revise the draft 2026 Budget to reflect reduced facility fee revenue in 2025 and 2026 and a \$300,000 Capital Fund Contribution.

**IX. Adjournment (8:03pm)**

There being no further business to come before the Board, and upon motion duly made by Director Fiore, seconded by Director Viau, and unanimously carried, the meeting was adjourned. The next board meeting will be held on December 10, 2025 at 6:00pm at the following online location: <https://meet.goto.com/Wolfersberger>

DocuSigned by:  
  
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Secretary Peter Wehrenberg

12/14/2025  
Date