

WATERSTONE METROPOLITAN DISTRICT NO. 1

REGULAR MEETING (via teleconference)

Thursday, October 8th, 2026 at 2:00 p.m.

<https://www.waterstonemetrodistrict1.org/>

Board of Directors:

Kent Pedersen, President

Term to May 2029

Debra Hessler, Secretary/Treasurer

Term to May 2027

Jennifer Thornbloom, Assistant Secretary

Term to May 2027

Nick Farrell, Assistant Secretary

Term to May 2029

Vacant

Term to May 2027

This meeting can be joined via Zoom using the following information:

Join Zoom Meeting

<https://us06web.zoom.us/j/88107901856?pwd=nvbzyk04m2l5kMDY5qN0zAHYjYubsL.1>

Meeting ID: 881 0790 1856

Passcode: 338873

Call-in Number: +1-720-707-2699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum and Director Conflict of Interest Disclosures
3. Confirm Posting of Meeting Notice
4. Approval of Agenda
5. Public Comment – Members of the Public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
6. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda upon request of any Board member.
 - a. Approval of Minutes from May 19, 2026 Special Meeting
 - b. Approval and Ratification of Claims Payable
 - c. Approval of Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.
 - d. Approval of Resolution Designating Meeting Notice Posting Location
 - e. Ratification of 2025 Annual Report
7. Legal Matters
 - a. Consider Adoption of 2027 Annual Administrative Resolution
 - b. Consider Approval of Engagement Letter with WBA, PC for Legal Services
 - c. Discuss and Review Proposals for Renewal of General Liability and Property Schedules and Consider Approval and Authorization to Bind Coverage, Consider Authorization for Exclusion from 2027 Workers Compensation Coverage, Renewal

with Highstreet Insurance & Financial Services for 2027 Agency Services, and
Renewal of SDA Membership for 2027

- d. Consider Adoption of Resolution Calling May 4, 2027, Election
- e. Update on Aurora Regional Street and Transportation Authority
- f. Other Legal Matters

8. Financial Matters

- a. Review and Discuss Property Tax Summary, Cash Position, and Unaudited Financial Statements
- b. Update on Correction to the County Tax Area Assignment and EMMA Disclosure
- c. Update on Documentation Required to Remit Payment to Waterstone Community Association
- d. Conduct Public Hearing on 2026 Budget Amendment and Consider Adoption of Resolution Amending 2026 Budget (if necessary)
- e. Conduct Public Hearing on 2027 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for Calendar Year 2027
- f. Consider Approval of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP
- g. Consider Approval of Engagement with Haynie & Company to Prepare 2026 Audit
- h. Other Financial Matters

9. Other Business

- a. Discuss Board Vacancy

10. Adjourn