

WATERSTONE METROPOLITAN DISTRICT NO. 1

SPECIAL MEETING (via teleconference)

Tuesday, May 19, 2026 at 12:00 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/89491034571?pwd=hlQEPTawYEVGEY44KYZHi9yHkDJfzM.1>

Meeting ID: 894 9103 4571

Passcode: 918528

Call-in Number: +17207072699

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/ Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Discuss and Consider Approval of Aurora Regional Street and Transportation Improvement Authority Establishment Agreement – Presented by Special Counsel (Jeff Erb)
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 November 10, 2025 Special Meeting
 - b. Approval of Minutes from November 10, 2025 Annual Meeting
 - c. Approval of Minutes from May 12, 2026 Annual Meeting
 - d. Approval/Ratification of Claims Payable
 - e. Ratification of Engagement Letter with Erb Law, LLC as Special Counsel for ARI Authority
 - f. Ratification of Streamline Price Increase
7. Legal Matters
 - a. Discuss County Assessor Mapping Error and Correction

- b. Discuss and Consider Approval of Easement Property Maintenance Agreement with HOA
 - c. Other Legal Matters
- 8. Financial Matters
 - a. Review Unaudited Financial Statements
 - b. Review and Accept Draft 2025 Audit
 - c. Other Financial Matters
- 9. Other Business
 - a. Discuss Board Vacancy
- 10. Adjourn