

Buckhorn Valley Metropolitan District #1
Meeting Minutes for the **Board Meeting**

Date: Wednesday, March 4th, 2026 **Time:** 6:00 PM **Location:** Online Via Zoom

Board of Directors:

Maxine Hepfer, Secretary/Treasurer – excused absence
Hugh Fairfield-Smith, Asst. Secretary
Anna Marie Ray, Asst. Secretary

Public Attendees:

John Hill, Resident
Nicholas Richards, Resident
Tavi Knapp, Resident
Debra Kloss, Resident
Hugh Crawford, Resident
Micheal Pukas, Resident
Michelle Castor-Viater, Resident

Other Attendees:

David McConaughy, District Counsel
Steve Bushong, District Counsel
Rick Goncalves, District Engineer
Kenny Slaughter, District Operator
Peter Kline, District Management
Sarah Shepherd, District Management
Doug Clements, Spronk Water Engineers

CALL TO ORDER AND DECLARATION OF A QUORUM

Director Fairfield-Smith called the meeting to order at 6:04pm. A quorum was declared as 2 out of 3 Board members were present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

No new conflicts were declared.

APPROVAL OF OR AMENDMENT TO THE AGENDA

The agenda was approved by acclamation.

CONSIDER APPOINTMENT TO BOARD VACANCIES

Director Ray made a motion to appoint John Hill and Nicolas Richards to the Board. Director Fairfield-Smith seconded the motion. The motion passed 2-0.

ADMINISTER OATH OF OFFICE TO APPOINTED BOARD MEMBERS AND ELECT OFFICERS

Directors John Hill and Nick Richards took their Oath of Office and were appointed to the Board.

The Board agreed to maintain their previous offices:

Nicholas Richards, President

Maxine Hepfer, Secretary/Treasurer

John Hill, Asst. Secretary

Hugh Fairfield-Smith, Asst. Secretary

Anna Marie Ray, Asst. Secretary

PUBLIC COMMENT FOR NON-AGENDA ITEMS

Michael Pukas shared his views regarding water supply, watering drought restrictions and his support for waterwise plants, but desire to not change the watering schedule as was discussed at the December 18, 2025 meeting where the Water Conservation Plan was discussed in detail related to water availability, possible drought conditions and the Town of Gypsum's requirement that the District adopt a prudent policy for the community's current and future water use as development continues. Discussion followed. Sarah Shepherd asked Debra Kloss if she, as representative of the Buckhorn Valley Metropolitan District 2 Board, would like any time to provide updates or comments to the Board related to the agenda topics, conservation plan or other items. Debra did not have comments. The District Board noted the community input regarding motorized vehicles such as dirt bikes and ATVs being operated on District property such as parks and fields and directed management to coordinate with the Town and Sheriff to deter this unsafe and illegal use of the park facilities.

I. Drought condition operations planning for summer by District engineers and operators and water counsel

Doug Clements, Steve Bushong, Kenny Slaughter, and Rick Goncalves discussed current drought conditions, river and snowpack levels, potential for improvements of District water use, storage and monitoring. There is a severe lack of precipitation; State of Colorado sources estimate that an additional 15 feet of snow would be required to reach average levels in 2026. Conditions are currently worse than the historic 2002 drought and many Front Range, Mountain and Western Slope water providers are in the process or declaring droughts with corresponding use policies and restrictions.

Steve Bushong and Doug Clements discussed the District's water rights and the potential for exchange rights or additional water right supply leases/purchases. The District holds sufficient water rights for the current regular use of water, and can support the development at current buildout as well as at full build out. However, a Conservation Plan, limitations on turf grass, and exploration of additional water supply are prudent given weather trends and in order to ensure contingencies are in place to keep reliable water Discussion followed.

Sarah Shepherd reminded the group that the Town of Gypsum is requiring a Conservation Plan be adopted as soon as possible. The Town also requested that the Buckhorn Valley Metropolitan District 1 and Buckhorn Valley Metropolitan District 2 Board and management share the Town's policy that prohibits use of indoor potable water to water lawns. Staff at the Town warned that the Town will be diligent in enforcement of its policies, which include fines, for all customers who receive Town of Gypsum water services. Director John Hill added that the Town specifically looks for

watering of lawns by hand or with hose sprinklers; and that a water can used to water a front step planter would not likely be issued a fine per the Town's enforcement policy.

II. Discuss draft Water Conservation Plan

The Board discussed the draft Water Conservation Plan. Rick Goncalves presented the draft plan page-by-page for questions and comments. The plan details recommended watering days and times during regular, drought and severe drought conditions, possible reduced turf areas of landscaping for future developments, water conservation resources and future actions that both the District and homeowners/HOAs can take to use water most efficiently in keeping their landscaping healthy, and possible fines for policy infractions. Discussion followed. The Draft Plan will be posted on the District's website in advance of the Hearing which will be held on March 31, 2026.

III. Discussion regarding IGA lot fee collection and distribution processes and tap fee for newly connected lots

The Board discussed the IGA lot fee collection and distribution process. The Board directed management to discuss possible and most efficient and transparent means of collection with Town of Gypsum and Buckhorn Valley Metropolitan District No. 2 management to coordinate the development fee and tap fee collection. Discussion followed.

IV. Consider approval of meeting minutes from December 18, 2025 Inclusion Hearing, December 18, 2025 Exclusion Hearing and December 18, 2025 Special Board meeting

Upon motion by Director Hill, and seconded by Director Ray, the Board voted 4-0 to approve meeting minutes from December 18, 2025, Inclusion Hearing, December 18, 2025, Exclusion Hearing and December 18, 2025, Special Board meeting.

V. Operator update

Kenny Slaughter, the District Operator, presented the Board an update on the irrigation system. Matt and Kenny will be coordinating to provide irrigation services this summer. The system will be up and running to store as much water as possible early in the season and to be turned on as soon as available for use, as per typical scheduling in the Spring, near May 1. Kenny provided detail related to a number of urgent projects that should be performed as soon as possible to ensure the system will run smoothly for the summer 2026 season, including: relocation of the operation system control panel and associated communication systems; reconditioning of the old pump/pumps to have a spare in case of failure or issues with the two pumps; repairs to control valves. He will endeavor to complete as much work as possible prior to the system start up, given the limited funds available to the District at this time.

VI. 2025 Financial Auditor Engagement

Upon motion by Director Hill, and seconded by Director Fairfield-Smith, the Board voted 4-0 to direct management to engage with Logan and Associates for the December 31, 2025 Financial Audit.

VII. Administrative Management updates

Sarah Shepherd presented the draft community “Welcome Packet” with the Board. Discussion followed. The Board liked the initial draft and will look forward to the final version later in the Spring.

ADJOURNMENT:

The meeting adjourned at 7:45 pm by acclamation. The next Board meeting will be the March 31, 2026 public hearing on the Water Conservation Plan.

Sarah Shepherd

Signed by Secretary for the Meeting