

**Buckhorn Valley Metropolitan District #1**  
Meeting Minutes for the  
HEARING FOR INCLUSION OF PROPERTY WITHIN THE DISTRICT

**Date:** Thursday, December 18, 2025 **Time:** 6:00 PM **Location:** Online Via Zoom

**Board of Directors:**

Nicholas Richards, President  
Maxine Hepfer, Secretary/Treasurer  
John Hill, Asst. Secretary  
Hugh Fairfield-Smith, Asst. Secretary

Anna Marie Ray, Asst. Secretary – Absent - excused absence

**Public Attendees:**

Michael Pukas

**Other Attendees:**

David McConaughy, District Counsel  
Nicole Garrimore-Campagna, District Counsel  
Rick Goncalves, District Engineer  
Peter Kline, District Management  
Sarah Shepherd, District Management

**CALL TO ORDER AND DECLARATION OF A QUORUM**

Director Richards called the meeting to order at 6:04pm. A quorum was declared as 4 out of 5 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.

**PUBLIC COMMENT FOR NON-AGENDA ITEMS**

No public comments were made.

**HEARING FOR INCLUSION OF PROPERTY WITHIN THE DISTRICT**

At 6:10p.m., Director Richard opens the hearing to consider the inclusion of “Tract B, Buckhorn Valley PUD Exemption Plat III, according to the plat recorded October 5, 2010 at Reception No. 201019988, Town of Gypsum, County of Eagle, State of Colorado” into the District.

Nicole Garrimore-Campagna, legal counsel from Garfield & Hecht presented the reasons for and the process of including the property in the district. Discussion followed.

At 6:16 p.m. Director Richards closed the hearing. Director Hill made a motion to approve the resolution for inclusion of the property into the District. Director Fairfield-Smith seconded the motion. The motion passed 4-0.

**ADJOURNMENT:**

The meeting adjourned at 6:17 pm by acclamation.

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Signed by Secretary for the Meeting