

Buckhorn Valley Metropolitan District #1
Meeting Minutes for the JOINT MEETING WITH BUCKHORN VALLEY METROPOLITAN
DISTRICT NO 2 AND CONTINUATION OF PUBLIC HEARING AND SPECIAL BOARD
MEETING
TUESDAY APRIL 7, 2026, 11:30AM – 2:30PM.

Date: Tuesday, April 7, 2026 **Time:** 11:30 AM **Location:** Online Via Zoom

Board of Directors (District 1):

Nicholas Richards, President
John Hill, Secretary/Asst Treasurer – excused absence
Hugh Fairfield-Smith, Treasurer
Anna-Maria Ray, Asst Secretary
Maxine Hepfer, Asst Secretary

Public Attendees and District 2 Board:

Charles Wolfersberger, District 2 Manager
David Fiore, District 2 Board
Peter Wehrenberg, District 2 Board
Nick Viau, District 2 Board
Debra Kloss, District 2 Board
Paul Rufien, District 2 Legal Counsel
Chris Romeyn, AECOM, District 2 Engineer
Chase Fayeghi, AECOM, District 2 Engineer
Joe Mueller, AECOM, District 2 Engineer
Christiane Hepfer
Amy VanGoey, Bold HOA Management
Brad, Mountain Valley Homes
Jesse, Mountain Valley Homes
Jace Reed
Dave Gully
Kevin, Resident
Mara
Pete
Michelle Castor-Viater, Resident
Sande Garton, Resident
Walter Ezell

Other Attendees:

David McConaughy, District Counsel
Rick Goncalves, District Engineer
Kenny Slaughter, District Operator
Peter Kline, District Management
Sujata Trehan, District Management
Sarah Shepherd, District Management

CALL TO ORDER AND DECLARATION OF A QUORUM

Charles Wolfersberger called the meeting to order for the BMVD 2 meeting AT 11:32AM. Director Fairfield-Smith called the Buckhorn Valley Metropolitan District 1 meeting to order at 11:51AM. With 4 out of 5 Directors in attendance.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

No new conflicts were declared.

APPROVAL OF OR AMENDMENT TO THE AGENDA

Both agendas were approved by acclamation.

PUBLIC COMMENT FOR NON-AGENDA ITEMS

No additional public comments were received.

Policy and Operational Matters discussion between District 1 and District 2 Board Members

a) Review and discuss the capital and facility fee collection process

Charles Wolfersberger noted that District 2 has approved a \$250k payment to District 1; he noted that both Boards would need to be on the same page as to how these funds were transferred. Discussion followed.

b) Review and discuss process regarding District 2 contributions to District 1

District 1 will transfer funds quarterly for any development fees at this time. Some additional details to complete this process will need to be determined with the Town if the Town is not available to include the fees in the Certificate of Occupancy process.

c) Review and discuss AECOM's preliminary irrigation system study findings and current status of AECOM's irrigation system and water availability review project with District 1 and District 2 Board Members, and District 1 and District 2 Engineers

District 2 discussed items on their agenda, including an update from AECOM.

Chirs Romeyn presented the AECOM preliminary report. Kenny Slaughter, the District 1 operator, noted that he can only control backyard irrigation in 2 of the Buckhorn Valley neighborhoods, as those have central control, which only represents about 20% of the development; BVMD1 fills the system and tests the systems for leaks or breaks. However, many backyards use about 10 times more water than in their front yards; this overuse and abuse will address the supposed 'unknown loss' of water. Kenny suggested providing some education from the District 1 operator on how to program their personal irrigation system on how to run their backyard irrigation at the start of the season. This could help decrease water waste.

Rick Goncalves noted that District 1 proposed a metering system to understand where the water is going, if and when a major overhaul of facility is possible. The key is educating the residents, and the critical items have been incorporated into the Conservation Plan.

Additional discussion followed.

Kenny noted that the planned start for the system is currently May 1st. District 1 and 2 will send out communications to the community with educational and start up information.

d) Review and discuss irrigation system planned maintenance and capital projects for 2026 and future years with Irrigation System Operator, District 1 and District 2 Board Members, and District 1 and District 2 Engineers

This item was postponed until the next meeting when the AECOM presentation will be finalized.

e) Review and discuss possible water augmentation purchase for 2026

This item was postponed to the next meeting when the AECOM presentation will be finalized.

CONTINUATION OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE PROPOSED WATER CONSERVATION POLICY AND ASSOCIATED FEES

Upon motion by Director Richards, and seconded by Director Fairfield-Smith, the Board voted 4-0 to open the continue public hearing.

The continued public hearing was opened at 1:11pm.

Resident Kevin thanked both boards, Kenny, and both engineers to their comments and efforts. He noted that new construction would be more drought friendly, however homes that were constructed without these features – their landscaping will be affected by the possibly significant water usage restrictions. He also asked if the District was considering a one day per week watering schedule. He would like to see scientific data to back up the recommendations.

David McConaughy noted that the Board could continue the public hearing to a date certain or alternatively close the hearing and adopt a policy that could be amended later.

David Fiore noted that the AECOM study and recommendations should be available by April 30th. He recommended waiting till after the report is on hand and urged that both Boards create a joint plan.

Chris Romeyn noted that AECOM is under contract to complete the water usage study, which will be ready at the end of the month. He noted that District 2 asked for a water conservation plan, but they are not under contract to provide that. AECOM can produce their own recommendations on the current plan drafted by District 1.

District 2 Board noted that AECOM should review the District 1 Conservation Plan and use that, rather than create another plan. Maxine Hepher noted that layering work efforts would be welcome. Chris Romeyn noted that the Valley has very different, much more severe, drought conditions than the Denver Metropolitan area.

Upon motion by Director Hepfer, and seconded by Director Fairfield-Smith, the Board voted 4-0 to continue the public hearing for adoption of the Water Conservation Plan to May 5, 2026 at 6:00p.m.

a. Consider resolution to adopt the Proposed Water Conservation Policy and Associated Fees.

This item was postponed to May 5, 2026.

b. Consider Declaration of Drought for 2026

This item was postponed to May 5, 2026.

ADDITIONAL BOARD MEMBER ITEMS

Sarah Shepherd noted that relocation of the Control center be added to the next meeting.

ADJOURNMENT:

The meeting adjourned at 2:33pm by acclamation.

/s/ ***Sarah Shepherd***

Signed by Secretary for the Meeting