Buckhorn Valley Metropolitan District No.1
Meeting Minutes for a Special Board Meeting
THURSDAY, JULY 2, 2026, 12:00PM

Date: Thursday, July 2, 2026 **Time:** 12:00 PM **Location**: Online Via Zoom

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

Public Attendees:
Michelle Castor-Viater, Resident
C Mathews
Debra Kloss, District 2 Board member
Bret Pilkington
Amy VanGoey, Bold Management

Consultants:
David McConaughy, District Counsel
Kate Sommers, 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
Director Richards called the Buckhorn Valley Metropolitan District 1 meeting to order at 12:04 PM, 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
Meeting agenda was approved by acclamation.

FINANCIAL ITEMS
Review Claims Payable for Ratification for Prior Periods and Approval for Current Period
Peter Kline presented the claims payable for prior periods.

Upon a motion by Director Hill, and seconded by Director Hepfer, the Board voted 4-0 to ratify past payments, and approve current claims, as presented.

ADMINISTRATIVE ITEMS
Consider Approval of the Minutes of March 31, April 7, May 5, 2026, Meetings

Upon a motion by Director Richards, and seconded by Director Hill, the Board voted 4-0 to approve the March 31, April 7, May 5, 2026, minutes, as presented.

OPERATION ITEMS
Update regarding Water Conservation Drought Declaration, Water Use and Systems Report.

District Operator Kenny Slaughter and District Engineer, Rick Gonclaves updated the Board on the current state of water use and system capacity.

The river statin has been able to pump overnight, however at the end of last week, significant river flow has been lost and more water is being used by the community than the river can provide to recover reservoir levels under the current watering schedule. Due to this loss in flow (from 900gpm to 650gpm), the District will not be able to pump water overnight without damaging the pump equipment or effectively recovering storage.

A lot of water overuse is still occurring within the District. The District will be unable to draw more water whatsoever soon, so it is important to make the water available last as long as possible.

Discussion followed including a declaration of a 'Severe Drought', which would reduce watering at one day per week, on Tuesdays, with the exception of 'bonus days' if or when possible, on Fridays. The challenge with his is turning on an off the entire system without damage or excessive use.

Upon a motion by Director Hepfer, and seconded by Director Ray, the Board voted 4-0 to approve adopting a Severe Drought, limiting watering to one day per week, on Tuesdays, with Friday as a 'bonus day' if and when possible. The District Management and operator will coordinate with the Town and HOAs and draft communications to the community.

LEGAL ITEMS
Consider Adoption of the 2026 District Employee Manual
Sarah Shepherd presented the Employee Handbook.

Upon a motion by Director Richards, and seconded by Director Ray, the Board voted 4-0 to approve the Employee Manual, as presented.

Consider Ratification of Application for Finding of Reasonable Diligence and to Cancel Conditional Water Rights, Case No. 26CW __ 19CW3136, 12CW19, 04CW157
Sarah Shepherd presented the Application, which was filed to meet the diligence application deadline.

Upon a motion by Director Hill, and seconded by Director Ray, the Board voted 4-0 to approve the Application for Finding of Reasonable Diligence and to Cancel Conditional Water Rights, Case No. 26CW __ 19CW3136, 12CW19, 04CW157.

EXECUTIVE SESSION
Executive session for a conference with the District's attorney for the purpose of receiving advice on specific legal questions under C.R.S. § 24-6-402(4)(b), specifically regarding the Intergovernmental Agreement with Buckhorn Valley Metropolitan District No. 2 and Board matters.

Director Hepfer shared her frustration with the current status and District 2's noncompliance with the IGA and its ongoing refusal to pay District 1: District 1 just transferred over $20,000 to District 2 in keeping with the IGA fees for lots that are being developed. However, District 2 has not contributed operation fees to District 1 for any operational costs, as directed within the IGA, despite agreements made in joint meetings between District 1 and District 2.

Upon a motion by Director Hill, seconded by Director Ray, the Board voted 4-0 to open an Executive session for a conference with the District's attorney for the purpose of receiving advice on specific legal questions under C.R.S. § 24-6-402(4)(b), specifically regarding the Intergovernmental Agreement with Buckhorn Valley Metropolitan District No. 2 and Board matters.

Executive Session began at 12:37pm.
Executive Session ended at 12:46 pm.

ADDITIONAL BOARD MEMBER ITEMS
No items were presented.

ADJOURNMENT:
The meeting adjourned at 12:46pm by acclamation.

/s/ ***Sarah Shepherd***
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Signed by Secretary for the Meeting