

Buckhorn Valley Metropolitan District #1
Meeting Minutes for the
HEARING FOR EXCLUSION OF PROPERTY WITHIN THE DISTRICT AND SPECIAL
MEETING OF THE BOARD

Date: Thursday, December 18, 2025 **Time:** 6:00pm - Immediately following the Inclusion Meeting **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

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 6:18pm. A quorum was declared with 5 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 EXCLUSION OF PROPERTY WITHIN THE DISTRICT

At 6:20p.m., Director Richard opened the hearing to consider the exclusion of “Lot 191 Buckhorn Valley PUD – Phase 4, According to the Plat Recorded March 14, 2007 at Reception No. 200706767, County of Eagle, State of Colorado.” from the District.

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

At 6:23p.m. Director Richards closed the hearing. Director Hill made a motion to approve the resolution for exclusion of the property into the district. Director Fairfield-Smith seconded the motion. The motion passed 5-0.

ADMINISTRATIVE ITEMS
WATER CONSERVATION POLICIES

Director Hill provided information on water rights, water use and the sufficiency of supplies. Engineers from Spronk Water Engineers and the City of Gypsum have determined that water supplies may not be sufficient during a dry year. The District will need to develop and approve a water conservation plan very soon. Discussion followed.

District Engineer Rick Concalves provided additional details and recommendation. Discussion followed regarding potential policies including designated watering days and times and future development utilizing smaller irrigatable landscaping. Further discussion followed. At the next Board meeting a draft conservation plan will be presented for discussion.

MINUTES

Director Hill made a motion to approve the meeting minutes from October 1st, October 22nd, November 18th, and November 24th, 2025 meetings, as presented. The motion was seconded by Director Fairfield-Smith and approved 4-0.

REQUEST FOR REMOVAL FROM CERTIFICATION

A request was made to remove account 4100148-001 from the certification list. Discussion followed. A motion was made by Director Richards to approve the request. The motion was seconded by Director Fairfield-Smith and approved 4-0.

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.

At 7:02 p.m., a motion was made by Director Hill to open the Executive session. The motion was seconded by Director Fairfield-Smith and approved 4-0.

At 7:42 p.m., a motion was made by Director Richards to close the Executive session. The motion was seconded by Director Hill and approved 4-0.

ADJOURNMENT:

The meeting adjourned at 7:42 pm by acclamation.

Signed by Secretary for the Meeting