

**MINUTES OF A JOINT SPECIAL MEETING OF  
THE BOARDS OF THE  
REATA RIDGE METROPOLITAN DISTRICT NOS. 1-2  
HELD NOVEMBER 5, 2025 AT 10:30 A.M. AT  
VIA TELECONFERENCE**

The joint special meeting of the Boards of Directors of Reata Ridge Village Metropolitan District Nos. 1 and 2 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

**Attendance**

John Jagger, Vice President  
Molly Dixon, Secretary/Treasurer

Director DeRose was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Trisha K. Harris, Esq., WBA, PC, District General Counsel; and Joy Tatton, Simmons & Wheeler, P. C., District Accountant.

**Call to Order/Declaration of Quorum**

It was noted that a quorum of the Boards was present, and Director Jagger called the meeting to order.

**Conflict of Interest Disclosures**

Ms. Harris advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Harris inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

**Combined Meetings**

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

## **Approval of Agenda**

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

## **Board Vacancies**

The Boards engaged in general discussion regarding the two vacancies on each board, and that the next election is in 2027, at which time residents and owners within District No. 1 can run for that board.

## **Public Comments**

None.

## **Consent Agenda**

Ms. Harris reviewed the items on the consent agenda with the Boards. Ms. Harris advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Annual and Regular Minutes from November 6, 2024
- 2024 Consolidated Annual Report
- Supplement to the 2024 Consolidated Annual Report

## **Legal Matters**

### ***Consider Adoption of Joint 2026 Annual Administrative Resolution***

Ms. Harris presented the Joint 2026 Annual Administrative Resolution to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the resolution.

### ***Insurance Matters***

- Discuss and Review Proposals for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage
- Consider Approval of Agency Services Agreements with Highstreet | TCW Risk Management to Act as Insurance Agent
- Consider Authorization of Renewal of Special District Association of Colorado Memberships for 2026

Ms. Harris discussed the insurance renewal with the Board, noting a lapse in coverage due to payment issues. She noted that it is anticipated that the cost of coverage for the remainder of 2025 will be around \$350 to \$500 per District, and the cost for 2026 will be around \$2,100. It was noted that the 2026 budgets include an insurance line item of \$2,600 for insurance for each District. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved binding coverage, subject to the premiums not being more than the amounts budgeted.

#### ***Discuss 2025 Legislative Update***

Ms. Harris presented the 2025 Legislative Update to the Boards. No action needed.

#### ***Discuss Website Accessibility Requirements***

Ms. Harris discussed that the website accessibility requirements have relaxed such that not all documents on the website must be accessible, but must be made so if requested. Ms. Harris also discussed adding documents back to the website. The Boards directed that the Service Plan and the minutes from the last two years be uploaded to the website.

#### ***Consider Approval of Amendment to Agreement with Heatherly Creative for Website Services***

Ms. Harris presented the Amendment to Agreement with Heatherly Creative for website services to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agreement.

#### ***Consider Approval of WBA, PC Engagement Letters***

Ms. Harris presented the WBA, PC Engagement Letters to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the engagement letters.

### **Financial Matters**

#### ***Review of Payables/Financials***

Ms. Tatton noted that the financials for District No. 1 were presented to the Board at the annual meeting. Ms. Tatton presented the financials for District No. 2. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the financials. There were no payables to approve.

#### ***2025 Budget Amendments***

- Conduct Public Hearings on 2025 Budget Amendments (if necessary)

Amendments to the 2025 Budgets were not needed. No action taken.

- Consider Adoption of Resolutions Amending 2025 Budget (if necessary)

Amendments to the 2025 Budgets were not needed. No action taken.

### ***2026 Budgets***

- Conduct Public Hearings on 2026 Budgets

Ms. Harris opened the public hearings on the proposed 2026 Budgets. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearings were closed.

- Consider Adoption of Resolutions Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2026 Calendar Year

Ms. Tatton reviewed the 2026 Budgets with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolutions adopting the 2026 Budgets, appropriating funds therefor as shown in the 2026 Budget, subject to receipt of final assessed valuation and changing the audit line item for District No. 1 from \$5,600 to \$6,000, and reducing the contingency by \$400.

### ***Consider Auditor Proposals for 2025 Audits***

It was noted that auditor engagement letters for the 2025 audits had not yet been received. The Boards approved engaging Wipfli again for the 2025 audits, subject to the cost being no more than the \$6,000 budgeted for each District. If the proposals from Wipfli exceed that amount, the Boards directed Ms. Tatton to obtain proposals from a second auditor, and authorized Director Dixon to make the final decision as needed.

### ***Consider Ratification of Acceptance of 2024 Audits***

Ms. Tatton presented the 2024 Audits to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously ratified the audits.

### **Adjourn**

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

*Molly Dixon*

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Secretary for the Meeting

The foregoing minutes were approved on the 14<sup>th</sup> day of September, 2026.