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MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WHEAT RIDGE WATER DISTRICT HELD AUGUST 11, 2026

A Regular Meeting of the Board of Directors of the Wheat Ridge Water District (referred to hereafter as "Board") was held on Tuesday, the 11th, day of August, 2026, at 4:00 p.m. The meeting was held at the District Office, 6827 W. 38th Avenue, Wheat Ridge, CO 80033, and was open to the public.

ATTENDANCE

Directors in Attendance Were:
Clancy Degenhart
Kristi Davis
Juanita Stites
Kelly Baillie

Following discussion, upon a motion duly made by Director Baillie, seconded by Director Davis and, upon vote unanimously carried, the absence of Zachary Urban was excused.

Also In Attendance Were:
Nick Moncada; Public Alliance, LLC
Timothy J. Flynn, Esq.; Ireland Stapleton Pryor & Pascoe, PC
Doug Berling; District Engineer
Will Green; District ORC

ADMINISTRATIVE MATTERS

Agenda: Director Degenhart, noting that a quorum of the Board was present, called the meeting to order at 4:00 p.m. and reviewed the Agenda with the Board.

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the agenda, as amended.

Minutes: The Board reviewed the minutes of the July 14, 2026 Regular Meeting.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the minutes of the July 14, 2026 Regular Meeting, as amended.

RECORD OF PROCEEDINGS

PUBLIC COMMENTS

Public Comment: None.

FINANCIAL MATTERS

Accounts Payable: Mr. Moncada reviewed the accounts payable with the Board for the period ending July 31, 2026.

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Baillie and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending July 31, 2026, in the amount of $20,133.45.

The Board then reviewed the accounts payable for the period ending August 11, 2026.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the accounts payable for the period ending August 11, 2026, in the amount of $723,393.40.

Profit and Loss Report: Mr. Moncada reviewed the Profit and Loss Report as of July 31, 2026, with the Board. The following amounts were noted:

Year to Date Income:	$3,356,884.10
Year to Date Expenses:	$3,420,544.49
Net Income:	$ -63,660.39

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Baillie and, upon vote, unanimously carried, the Board accepted the Profit and Loss statement as of July 31, 2026.

Schedule of Cash Position and Transfer of Funds: Mr. Moncada reviewed with the Board the Schedule of Cash Position as of July 31, 2026.

Following review and discussion, upon motion, duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated August 11, 2026.

It was noted that no transfer of funds between bank accounts appears to be necessary at this time. The cash position is $4,700,703.32.

OPERATIONS

Manager's Report:

Field Report: Mr. Green presented the field activity report.

Proposals for Rules and Regulations and Engineering Standards: The Board directed staff to request if the engineers could meet an initial draft deadline of December 1st and final rules and regulations deliverable by January 31st, 2027. The decision was deferred until the timeline questions were answered.

Precision Pump Repair Services, LLC maintenance proposal: The Board reviewed the proposal from Precision Pump Repair Services, LLC for maintenance.

Following review and discussion, upon motion, duly made by Director Baillie, seconded by Director Davis and, upon vote, unanimously carried, the Board approved the Precision Pump Repair Services, LLC maintenance proposal with addendum and not to exceed amount of $980.00.

Proposals for Fire Hydrant Replacement at 4501 Everett Street: The Board reviewed the proposals for fire hydrant replacement at 4501 Everett Street.

Following review and discussion, upon motion, duly made by Director Davis, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the proposal for fire hydrant replacement at 4501 Everett Street from American Sky LLC with addendum and not to exceed amount of $14,700.00

ENGINEERING

Owner/Developer Projects: Mr. Berling presented the Owner/Developer projects.

LEGAL

Attorney's Report:

Secondary Deposit Agreement with LLC, LLC: Mr. Flynn reviewed the Secondary Deposit Agreement with LLC, LLC with the Board.

Following review and discussion, upon motion, duly made by Director Baillie, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the Secondary Deposit Agreement with LLC, LLC

EXECUTIVE SESSION

Executive Session: Upon motion of Director Davis, seconded by Director Stites, and upon an affirmative vote of at least two-thirds of the quorum present, the Board pursuant to Section 24-6-402(4)(b) C.R.S., went into executive session at 5:16 p.m. for the purpose of obtaining legal advice.

RECORD OF PROCEEDINGS

The Board reconvened in regular public session at approximately 5:44 p.m.

OTHER BUSINESS **None**.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Baillie, seconded by Director Stites and, upon vote, unanimously carried, the meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Signed by:

By: Kelly Baillie

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Secretary for the Meeting

ATTORNEY STATEMENT

Pursuant to Section 24-6-402(4)(b), C.R.S., I, Timothy J. Flynn, state the I am general counsel for Wheat Ridge Water District, and that I was present at the time the Board convened an Executive Session on Tuesday, August 11, 2026, at approximately 5:16 p.m. I further state that the Executive Session was not recorded because it constituted an attorney-client privilege communication, and that no electronic recording thereof was necessary. The Board did not adopt any proposed policy, position, rule, regulation, or take any formal action during the Executive Session.

Date: ____________________ Signature: ______________________________

Timothy J. Flynn