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**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
WHEAT RIDGE WATER DISTRICT
HELD
JUNE 17, 2026**

A Special Meeting of the Board of Directors of the Wheat Ridge Water District (referred to hereafter as "Board") was held on Wednesday, the 17th, day of June, 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
Kelly Baillie
Juanita Stites
Zachary Urban

Also In Attendance Were:
Nick Moncada; Public Alliance, LLC
Timothy J. Flynn, Esq.; Ireland Stapleton Pryor & Pascoe, PC
Doug Berling; District Engineer
Bill Willis; Martin/Martin
David Green; Green & Associates LLC
Jonathan Adkins; EX5 Developer

ADMINISTRATIVE MATTERS

Agenda: Director Degenhart, noting that a quorum of the Board was present, called the meeting to order at 4:03 p.m. and reviewed the Agenda with the Board.

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

Minutes: The Board reviewed the minutes of the May 12, 2026 Regular Meeting.

Following review and discussion, upon motion duly made by Director Baillie, seconded by Director Urban and, upon vote, unanimously carried, the Board approved the minutes of the May 12, 2026 Regular Meeting, as presented.

PUBLIC COMMENTS

Public Comment: None.

FINANCIAL MATTERS

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

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending May 31, 2026, in the amount of $23,750.82.

The Board then reviewed the Accounts Payable for the period ending June 17, 2026.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the accounts payable for the period ending June 17, 2026, in the amount of $536,645.02.

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

Year to Date Income:	$2,041,590.93
Year to Date Expenses:	$2,429,533.55
Net Income:	-$387,942.62

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

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

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board authorized to not transfer funds at this time.

Checking Account and Controlling Party for PNC Bank: The Board discussed the removal of Mr. Barry Hudson as an authorized signer on the District's PNC Bank checking account and the designation of a new

Controlling Party for the account. The Board also considered adding Mr. Moncada as an authorized user on the District's credit card account.

Following discussion, upon a motion duly made by Director Baillie, seconded by Director Davis and, with Director Urban abstaining, the Board approved the removal of Mr. Barry Hudson as an authorized signer on the District's PNC Bank checking account, authorized the addition of Mr. Moncada as an authorized user on the District's credit card account, and designated Director Urban as the Controlling Party for the District's PNC Bank account.

2025 Audit: Mr. Green presented the 2025 Audit to the Board.

Following discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the 2025 Audit and related Financial Statements and authorized execution of the Management Representation Letter, subject to final legal review and receipt of an unmodified opinion letter by the Auditor.

OPERATIONS

Manager's Report:

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

Proposals for Rules and Regulations and Engineering Standards: The Board entered into discussion regarding the proposals for Rules and Regulations and Engineering Standards. Following discussion, the Board directed staff to obtain a proposal from Mr. Berling.

Proposal from Waterworth for Continuous Utility Rate Management: The Board reviewed a proposal from Waterworth for Continuous Utility Rate Management.

Following discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the subscription with Waterworth for Continuous Utility Rate Management, in the amount of $8,000, subject to the legal agreement from Attorney Flynn.

ENGINEERING

Owner/Developer Projects: Mr. Berling presented engineering matters.

Payment Application No. 3 from Diaz Construction Newland Street Project: The Board reviewed Application for Payment No. 3 submitted by Diaz Construction Group for work performed on the Newland Street Water Main Replacement Project. Based upon the recommendation of the District Engineer, the Board discussed retaining $60,000 pending completion of outstanding items and directed Martin and Martin to prepare a revised application for payment.

Following discussion, upon a motion duly made by Director Davis, seconded by Director Urban and, upon vote, unanimously carried, the Board approved the revised Application for Payment No. 3 in an amount not to exceed $100,000.00, subject to the preparation of the revised payment application by Martin and Martin.

EX5 utilizing Martin and Martin for engineering services at Lutheran Project: Mr. Adkins presented the proposal to retain Martin and Martin to provide water utility design services for the Lutheran Legacy Project. He explained that contracting directly with Martin and Martin would allow the District to secure the appropriate insurance coverage. Mr. Willis of Martin and Martin stated that the firm preferred to contract directly with the Wheat Ridge Water District for the project. It was further discussed that EX5 would fund the engineering services provided by Martin and Martin, Mr. Berling would review the design plans for compliance with District standards, and the District would collect deposits from the developer to reimburse the engineering costs.

Following discussion, upon a motion duly made by Director Davis, seconded by Director Baillie and, upon vote, unanimously carried, the Board authorized legal counsel to prepare an engineering services agreement between the District and Martin and Martin for the Lutheran Legacy Project.

LEGAL

Attorney's Report:

Ives II Easement Agreement: Attorney Flynn discussed with the Board the Ives II Easement Agreement.

Following review and discussion, upon motion, duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the Ives II Easement Agreement.

OTHER BUSINESS

Special District Association's ("SDA") Annual Conference: Mr. Moncada discussed with the Board the SDA's Annual Conference on September 15-17, 2026. The board approved Director Degenhart and his wife to attend.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made Director Urban, seconded by Director Davis and, upon vote, unanimously carried, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

By: kelly baillie
Secretary for the Meeting

2026-06-17 WRWD Minutes

Final Audit Report 2026-07-15

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