

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WHEAT RIDGE WATER DISTRICT
HELD
JULY 14, 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 14th day of July, 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

Following discussion, upon a motion duly made by Director Stites, seconded by Director Davis and, upon vote unanimously carried, the absences of Kelly Baillie and Zachary Urban and were excused.

Also In Attendance Were:

Nick Moncada; Public Alliance, LLC
Timothy J. Flynn, Esq.; Ireland Stapleton Pryor & Pascoe, PC
Doug Berling; District Engineer
Jonathan Adkins; EX5 Developer

**ADMINISTRATIVE
MATTERS**

Agenda: Director Degenhart, noting that a quorum of the Board was present, called the meeting to order at 4:05 p.m. and reviewed the Agenda with the Board.

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

Minutes: The Board reviewed the minutes of the June 17, 2026 Special 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 June 17, 2026 Special Meeting, as amended.

**PUBLIC
COMMENTS**

Public Comment: None.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Accounts Payable: Mr. Moncada reviewed the accounts payable with the Board for the period ending June 30, 2026.

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Davis and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending June 30, 2026, in the amount of \$110,563.42.

The Board then reviewed the accounts payable for the period ending July 14, 2026.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the accounts payable for the period ending July 14, 2026, in the amount of \$624,914.21.

Profit and Loss Report: Mr. Moncada reviewed the Profit and Loss Report as of July 1, 2026, with the Board. The following amounts were noted:

Year to Date Income:	\$2,717,489.20
Year to Date Expenses:	\$2,982,650.23
Net Income:	\$-265,161.03

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board accepted the Profit and Loss statement as of July 1, 2026.

Schedule of Cash Position and Transfer of Funds: Mr. Moncada reviewed with the Board the Schedule of Cash Position as of June 30, 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 June 30, 2026.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board authorized and directed a transfer of \$100,000 from ColoTrust to the checking account.

OPERATIONS

Manager's Report:

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

RECORD OF PROCEEDINGS

Proposals for Rules and Regulations and Engineering Standards: The Board deferred discussion.

Future Upgrade Cost for Meter Reading System to AMI: Mr. Moncada reviewed the future upgrade cost for meter reading system to AMI service.

ENGINEERING

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

LEGAL

Attorney's Report:

Deposit Agreement for Lutheran Legacy Project – Martin\Martin Agreement: Attorney Flynn discussed with the Board.

Following review and discussion, upon motion, duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the Deposit Agreement for Lutheran Legacy Project, as amended. This Deposit Agreement is specific to the costs the Board will incur under the Martin\Martin Agreement referred to below.

Agreement for Professional Engineering Services for Lutheran Legacy Campus Water Design: Mr. Adkins discussed why EX5 did not enter into an engineering agreement with Martin\Martin for the design of the water mains and related facilities needed to serve the Lutheran Legacy Project. He also stated that it was understood the District needed a Deposit Agreement specific to any and all costs the District will incur with Martin\Martin for the design of the water mains and related facilities on the Lutheran Legacy Project. Finally, he discussed project phasing for the Lutheran Legacy Project.

Following review and discussion, upon motion, duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board approved an Agreement for Professional Engineering Services for Lutheran Legacy Campus Water Design between the District and Martin/Martin, Inc.

Legal counsel will prepare a second Deposit Agreement for the Lutheran Legacy Project which will provide for the recovery of all of the other costs that the District incurs in connection with its review and approval of the facilities needed for the Lutheran Legacy Project. Over and above the cost the District incurs with respect to Martin\Martin.

RECORD OF PROCEEDINGS

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 authorized Ms. Funk to attend the SDA Conference.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

By: _____

Signed by:

Kelly Baillie

Secretary for the Meeting