

EAST VALLEY METROPOLITAN DISTRICT
SERVING THE ALGONQUIN ACRES and VALLEY ESTATES
SUBDIVISIONS,
ARAPAHOE COUNTY, COLORADO
P.O. Box 3110
Parker, Colorado 80134
303-594-5488
Eastvalleywater.org

January 28, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on January 28, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Bill Waller	President (5/27)
	Danelle Morgan	Treasurer (5/29)
	Trey Robbins (remote)	Secretary (5/29)

Absence Excused:	Colin Cannon	Director (5/27)
	Jim Siffring	Director (5/29)

Others:	Darcy Beard, CPA
	Kyle Beard, CPA
	Jeffrey Erb, Esq., Erb Law, LLC
	Haley Trearichi, Esq., Erb Law, LLC
	Bob Clodfelter, Professional Water Services

CALL TO ORDER AND ROLL CALL

Director Waller called the meeting to order at 6:00 pm noting a quorum was present. Director Waller appointed Mr. Beard as acting Secretary.

CONFLICT OF INTEREST REMINDER

Director Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA

None.

PUBLIC COMMENTS

The board discussed concerns brought up from Steve Wasiecko regarding the 6654 S Blackhawk St. account. This address consistently has higher than normal winter usage. The customer pays the bill but concerns were discussed if the home may have a leak leading to higher usage in the winter months.

DIRECTOR COMMENTS

None.

SYSTEM OPERATOR REPORT

Mr. Clodfelter discussed the need to add a transducer to the Jordan well due to the current dry conditions. Estimated cost is \$7,580 as budgeted. Mrs. Beard and Mr. Clodfelter discussed reaching out to Travis Zeke to conduct the annual report to the water commission. Mr. Clodfelter discussed the need to have the backflow preventer at Valley Country Club checked this spring. He also reported that the Dawson well is functioning again. The Board discussed the expiring maintenance agreement with Hydro Resources. Mr. Clodfelter has reached out the Jeff brown to extend the agreement and is waiting for a reply. If possible, the Board would like to extend this agreement as it has been a cost effective arrangement.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE

The board discussed 6691 S. Abilene with a current \$1,000 balance. The Customer's spouse is deceased and she is working through personal issues and will get the balance paid down. Mr. Beard reported that Mr. Wasiecko put a note on the January bills with updated billing rates.

CUSTOMER FEEDBACK

None.

ATTORNEY REPORT

Mr. Erb reported that their office is working through year-end filings but had nothing to report back to the Board.

APPROVAL OF MEETING MINUTES

The Board reviewed the minutes of the December 10, 2025, meeting. After reviewing the minutes, Director Waller made a motion to approve the minutes. The motion was seconded by Director Morgan and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT

The Directors reviewed the Compilation Report ending December 31, 2025. Director Robbins made a motion to accept the Compilation Report as presented. The motion was seconded by Director Waller and upon vote, unanimously approved.

APPROVAL OF EXPENDITURES

The Board reviewed the expenditures presented for payment January 28, 2026, in the amount of \$40,592.02. Director Waller made a motion to approve the schedule of expenditures. The motion was seconded by Director Robbins and upon vote, unanimously approved.

NOVEMBER/DECEMBER 2026 MEETINGS

The Board discussed the meeting schedules for November and December of 2026 and agreed to meet on November 16 and December 14.

ADJOURNMENT

There being no further business to come before the Board, at 6:43pm Director Morgan made a motion to adjourn the meeting. The motion was seconded by Director Waller and upon vote, unanimously approved.

Respectfully submitted,

s/s Kyle Beard, Acting Secretary

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February 25, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on February 25, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Bill Waller	President (5/27)
	Danelle Morgan	Treasurer (5/29)
	Colin Cannon	Director (5/27)
	Jim Siffring	Director (5/29)

Absence Excused:	Trey Robbins (remote)	Secretary (5/29)
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Others:	Darcy Beard, CPA
	Kyle Beard, CPA
	Haley Treocarichi, Esq., Erb Law, LLC
	Bob Clodfelter, Professional Water Services

Stakeholders Present: Rhonda Livingston

CALL TO ORDER AND ROLL CALL

Director Waller called the meeting to order at 6:02 pm noting a quorum was present. Director Waller appointed Mr. Beard as acting Secretary.

CONFLICT OF INTEREST REMINDER

Director Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA

None.

PUBLIC COMMENTS

None.

DIRECTOR COMMENTS

None.

SYSTEM OPERATOR REPORT

Mr. Clodfelter brought to the Board's attention that he received an alarm notification for low a low tank and high pressure indicating that someone was using a fire hydrant without consent from the District. It was not determinable who was using the hydrant but it's possible that Aqua could have improperly identified one of the District's hydrants to be flushed as they were flushing other hydrants around this time. Mr. Clodfelter also reported a power outage at the Carson Well. The generator came on at the same time as the Turbines causing the breakers to trip. Brown's Hill cam and adjusted the system so that the timing is now staggered in case of future power outages. Mr. Clodfelter also recommended the Board consider water restrictions this summer if the current drought conditions continue.

HYDRO RESOURCES MAINTENANCE AGREEMENT

Mr. Clodfelter reached out to Randy Livingburger at Hydro Resources to discuss a new maintenance agreement. Hydro is considering renewing the agreement if the District replaces equipment, consistent with how the agreement was structured previously.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE

The board noted two large balances over \$1,000. Steve Wasiecko is in contact with these individuals to collect payment.

CUSTOMER FEEDBACK

None.

ATTORNEY REPORT

Ms. Trecarichi discussed finalization of the 2025 capital project noting that the District will work with either Diaz or Centennial to finish the asphalt and overlay this Spring. Ms. Livingston noted that the District may want to coordinate with Centennial as they will be a project to build a wall next to Arapahoe Road which could cause stress on the roadway as well. Director Siffing is going to gather more information on the timing of the project. Ms. Trecarichi also noted that she will follow up with Steve Homer from Purrington Civil on updating the utility map.

APPROVAL OF MEETING MINUTES

The Board reviewed the minutes of the January 28, 2026 meeting. After reviewing the minutes, Director Morgan made a motion to approve the minutes. The motion was seconded by Director Cannon and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT

The Directors reviewed the Compilation Report ending January 31, 2026. Director Siffing made a motion to accept the Compilation Report as presented. The motion was seconded by Director Morgan and upon vote, unanimously approved.

APPROVAL OF EXPENDITURES

The Board reviewed the expenditures presented for payment February 25, 2026, in the amount of \$19,019.33. Director Cannon made a motion to approve the schedule of expenditures. The motion was seconded by Director Morgan and upon vote, unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, at 6:37pm Director Siffing made a motion to adjourn the meeting. The motion was seconded by Director Cannon and upon vote, unanimously approved.

Respectfully submitted,

s/s Kyle Beard, Acting Secretary

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March 25, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on March 25, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Bill Waller	President (5/27)
	Danelle Morgan (remote)	Treasurer (5/29)
	Colin Cannon	Director (5/27)
	Jim Siffring	Director (5/29)
	Trey Robbins	Secretary (5/29)

Absence Excused: None

Others:

- Darcy Beard, CPA
- Kyle Beard, CPA
- Haley Trearichi, Esq., Erb Law, LLC
- Bob Clodfelter, Professional Water Services
- Steve Homer, Purrington Civil

Stakeholders Present: Rhonda Livingston

CALL TO ORDER AND ROLL CALL

Director Waller called the meeting to order at 6:05 pm noting a quorum was present. Director Waller appointed Mr. Beard as acting Secretary.

CONFLICT OF INTEREST REMINDER

Director Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA

Director Waller added discussing summer watering restrictions to the agenda.

PUBLIC COMMENTS

Ms. Livingston noted that there is a community electronic recycling event being held at the civic center on April 25.

DIRECTOR COMMENTS

Director Siffring noted that the wall next to Arapahoe road could be completed at the end of June.

PRESENTATION OF CAPITAL RESERVES STUDY

Mr. Homer presented the Capital Reserves Study to the board noting that it should be used as a budgeting tool for future capital needs and reserve planning. Dollar amounts are assigned to inventory based on the age of the system and expected useful life. He noted that the total replacement cost at the end of 2025 is estimated to be around \$2.8M and the District is short of the needed reserves by around \$1.8M. He recommended annual contribution amounts to the capital reserves of \$120k-\$130k annually.

Mr. Beard voiced concerns that the district could run out of reserves by 2032 based on potential capital needs noted in the study. Director Waller recommended looking into grants to help fund projects. After reviewing the assumptions in the study, Director Cannon recommended that Mr. Homer run the numbers again assuming a longer useful life. Mr. Homer agreed that the useful life could be longer than expected, especially if there are now water main breaks. Mr. Beard is going to look into capital and maintenance spend over the past 10 years to present to the board at the next meeting. Director Cannon also voiced concerns about the need for the district to continue to do capital projects to update the systems and avoid major repairs in future years, which could cause the need for assessments, tax increases, etc.

Mr. Homer also discussed concerns about older piping being made of asbestos and may need to be abandoned so as not to disturb the asbestos should the district look at replacement.

SYSTEM OPERATOR REPORT

Mr. Clodfelter noted that water usage is picking up with current drought conditions and a warmer than average spring. He commented that the Jordan well needs to be started to keep up with water consumption. He voiced concerns about water consumption and drought conditions noting that Denver Water is restricting outdoor watering to two days per week. He voiced concerns that surrounding communities may be tapping into ground water more which could potentially impact water levels for the district.

WATER RESTRICTIONS

Director Waller opened the discussion regarding potential water restrictions noting that the district may need to consider implementing restrictions starting in May or June potentially limiting outdoor water use to 3 days per week. Mrs. Beard commented that Denver is considering adding punitive charges over normal indoor water usage and that the district may need to consider altering their tier structure to deter excessive outdoor water usage. Director

Waller brought up concerns that dry looking lawns could impact curb appeal and property values and does not believe drought conditions have historically impacted well levels. Mr. Clodfelter noted that he will investigate historic well levels in drought years to see if there has been an impact. The Board is going to discuss the tier structure, water restrictions and potential fines at the May meeting. Mr. Beard is going to look at the current tier structure and present different rate options for the Board to consider. Mrs. Trecarichi is going to publish a notice for a potential rate increase

HYDRO RESOURCES MAINTENANCE AGREEMENT

Mr. Clodfelter noted that Hydro Resources has not responded to the District's request to renew their agreement.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE

The Board noted a handful of accounts with balances but overall, the billing and correspondence looked good. A few customers have been paying in advance.

CUSTOMER FEEDBACK

None.

ATTORNEY REPORT

Ms. Trecarichi discussed the Centennial mill/overlay project in connection with the looping project that the district completed last year noting that an agreement is needed between the city and the district. Mr. Homer commented that the city's agreement is \$70/sq yard whereas the district's contract is \$50/sq yard. Ms. Trecarichi is going to discuss the situation with the grant representative and come back to the board with recommendations at the next meeting. Director Cannon noted that the district may want to consider coordinating with the city on future street work to look at areas where pipe replacements and capital projects are needed to cut costs on future mill/overlay needed as a result of capital projects.

APPROVAL OF MEETING MINUTES

The Board reviewed the minutes of the February 25, 2026 meeting. After reviewing the minutes, Director Cannon made a motion to approve the minutes. The motion was seconded by Director Siffing and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT

The Directors reviewed the Compilation Report ending February 28, 2026. Director Robbins made a motion to accept the Compilation Report as presented. The motion was seconded by Director Cannon and upon vote, unanimously approved. The Board discussed expiration of the current bond and identifying future capital needs to pass another bond after final payment is issued in 2027.

APPROVAL OF EXPENDITURES

The Board reviewed the expenditures presented for payment March 25, 2026, in the amount of \$37,446.37 after Mrs. Beard added check #4077 to Intera in the amount of \$1,030. Director Morgan made a motion to approve the schedule of expenditures as amended. The motion was seconded by Director Cannon and upon vote, unanimously approved.

2025 AUDIT EXEMPTION

Mr. Beard presented the 2025 Application for Exemption from Audit as prepared by Colorado CPA Company, PC. The Board reviewed the Audit Exemption and Resolution. Director Cannon made a motion to accept the Exemption and Resolution as presented which was seconded by Director Siffring and upon vote, unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, at 8:00pm Director Cannon made a motion to adjourn the meeting. The motion was seconded by Director Siffring and upon vote, unanimously approved.

Respectfully submitted,

s/s Kyle Beard, Acting Secretary

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April 22, 2026
MEETING MINUTES

A meeting of the East Valley Metropolitan District was held on April 22, 2026, at 6:00pm in the first-floor conference room at Signature Flight Support, 7425 S. Peoria Street, Englewood, CO 80112.

Board Members Present:	Bill Waller	President (5/27)
	Danelle Morgan	Treasurer (5/29)
	Colin Cannon	Director (5/27)
	Trey Robbins	Secretary (5/29)

Absence Excused:	Jim Siffring	Director (5/29)
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Others:	Darcy Beard, CPA
	Kyle Beard, CPA
	Jeffrey Erb, Esq., Erb Law, LLC
	Haley Treocarichi, Esq., Erb Law, LLC
	Bob Clodfelter, Professional Water Services

Stakeholders Present: Rhonda Livingston

CALL TO ORDER AND ROLL CALL

Director Waller called the meeting to order at 6:04 pm noting a quorum was present. Director Waller appointed Mr. Beard as acting Secretary.

CONFLICT OF INTEREST REMINDER

Director Waller reminded the board of the conflict-of-interest rules. No conflicts were disclosed.

ADDITIONS/CHANGES TO AGENDA

None.

PUBLIC COMMENTS

None.

DIRECTOR COMMENTS

None.

SYSTEM OPERATOR REPORT

Mr. Clodfelter reviewed water levels for the district for the past 20 years noting that the well levels have remained steady. In drought years, the well levels drop in the summertime but have historically rebounded in the winter. Mr. Clodfelter also noted that Hydro Resources has been non-responsive on a new maintenance agreement and that it is unlikely that they will renew.

DROUGHT RESTRICTIONS AND RATE DISCUSSION

The board discussed potential drought restrictions and rate increases. It was noted that in the past, notices have been sent out for people to water every three days during droughts. The board discussed rate increases and noted that revenue should not be increased strictly due to a drought and that people should still water to avoid fire danger and dry conditions. No decision was made on watering restrictions and Mr. Erb agreed to bring examples of restriction messages used by other districts to the next board meeting.

HISTORIC CAPITAL MAINTENANCE SPEND

Mr. Beard presented historical capital and maintenance spend dating back to 2010 noting that the average cost per year was \$73k and the median cost per year was \$48k. Aside from the recent looping project, the district has had minimal capital spend over the past 15 years. Mr. Erb discussed potentially seeking a bond issuance next May if the board agrees to pursue further capital spend as outlined in the capital reserves study previously presented by Steve Homer.

CUSTOMER USAGE, BILLING AND CORRESPONDENCE

This report was not provided prior to the meeting but the board discussed a customer who is currently 3-4 months behind and if a shut-off should be considered. Mr. Erb is going to check with what is permissible for water to be shut off under statutory law.

CUSTOMER FEEDBACK

None.

ATTORNEY REPORT

Ms. Trecarichi discussed the EIAF Grant Reimbursement for the remainder of the work need to complete the looping project noting that DOLA said the district can be reimbursed if Centennial completes the work as a result of the wall project being separately completed and the district pays the city. DOLA would hold a 5% retainage until the project is completed. Centennial is drafting an agreement for the board to review that would honor the price for the roadwork as previously set by Diaz. The board discussed potentially still completing the roadwork separately

as the city has been slow to complete the wall project. Mr. Erb will review the proposal from the city prior to the next meeting and will discuss further in May.

APPROVAL OF MEETING MINUTES

The Board reviewed the minutes of the March 25, 2026, meeting. After reviewing the minutes, Director Robbins made a motion to approve the minutes. The motion was seconded by Director Cannon and upon vote, unanimously approved.

ACCEPTANCE OF COMPILATION REPORT

The Directors reviewed the Compilation Report ending March 25, 2026. Director Morgan made a motion to accept the Compilation Report as presented. The motion was seconded by Director Robbins and upon vote, unanimously approved.

APPROVAL OF EXPENDITURES

The Board reviewed the expenditures presented for payment April 22, 2026, in the amount of \$26,106.39. Director Cannon made a motion to approve the schedule of expenditures. The motion was seconded by Director Morgan and upon vote, unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, at 7:51pm Director Morgan made a motion to adjourn the meeting. The motion was seconded by Director Robbins and upon vote, unanimously approved.

Respectfully submitted,

s/s Kyle Beard, Acting Secretary