

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WIDEFIELD WATER AND SANITATION DISTRICT

Held: Tuesday, April 21, 2026, at 12:00 p.m. at 8495 Fontaine Blvd., Colorado Springs, Colorado 80925.

Attendance

Directors in Attendance Were:

Mark Watson, President
Mark Dunsmoor, Vice President
Dan Ittner, Secretary/Treasurer
Jim Mesite, Jr., Assistant Secretary
Ryan Watson, Director

Directors Absent (excused):

None.

Also in Attendance:

Lucas Hale, District Manager
Kelly Smith, Director of Administrative Services
Joe Norris, Cockrel Ela Glesne Greher & Ruhland, P.C.

Call to Order

President Watson noted that a quorum of the Board was present and that the Directors had confirmed their continuing qualification to serve, and therefore called the regular meeting of the Board of Directors of the Widefield Water and Sanitation District to order at 12:00 p.m.

Notice

Notice of the meeting was properly posted as required by law. The notice also included the agenda items. Certification of such posting is attached hereto.

Disclosure Matters

President Watson reported that conflict of interest statements had been received from all directors and previously filed with the Secretary of State at least 72 hours in advance of the meeting. Copies of the statements are on file with and available from the Colorado Secretary of State.

Approval of Minutes

The Board reviewed the Minutes of the March 17, 2026 meeting. Upon motion duly made, seconded and unanimously carried, the Minutes of such meeting were approved unanimously.

RECORD OF PROCEEDINGS

Public Comment

None.

Financial Matters

Mr. Hale presented the monthly financials. Following discussion and upon motion duly made and seconded, and unanimously carried, the Board approved the monthly financials.

District Manager's Report

Mr. Hale presented the District managers report noting the reconstruction and enlargement of a 2-million-gallon tank. The County has commented on stormwater issues the District has engaged an engineer to respond to these issues. Mr. Hale reported on a meeting with FVA regarding interactions with the Bureau of Reclamation. Mr. Hale discussed the District's review of larger metered accounts and an error found in billing. The District has recalibrated the system and the error is corrected. The District had one recent resignation and currently has multiple vacancies. The District will participate in salary surveys and continue to evaluate recruiting and retention. Director Ryan Watson discussed the costs of recruiting, rehiring and training. Director Mesite discussed the timing of employee departures. Mr. Hale, Mr. Norris and Board Members discussed training opportunities and technical skills opportunities for the District. Finally, Mr. Hale reported that the District is working with special counsel to handle additional PFAS subpoena in the individual federal PFAS class-action case.

Engineer's Report

Mr. Hale presented the engineer's report as contained in the Board packet noting the District is continuing work to obtain easements on Upper West to East project but the progress continues to be slow. Mr. Hale also noted that well redrill evaluations are ongoing. Director Mesite inquired about the COLA schedule for construction and repairs. Mr. Hale will have updates come this summer.

Attorney's Report

Suburban Propane Inclusion

Mr. Norris presented the proposed Service Agreement with Suburban Propane, LP, and inclusion of property into the District's Service Area. Board members discussed historical service to the property by undecreed and unpermitted sources and plan to plug and abandon those connections. Upon motion duly made by Director Ittner, seconded by Director Mesite, and unanimously carried, the Service Agreement with Suburban Propane, LP, and inclusion of property into the District's Service Area was approved unanimously.

Signature Ranch Inclusion

Mr. Norris presented the proposed Service Agreement with Morely Companies Family Investment, LLLP, Oceans Investments, LLC,

RECORD OF PROCEEDINGS

Megmo Investments, LLC and Rocolo IV, LLC (“Signature Ranch”), and inclusion of property into the District’s Service Area. Board members discussed prior plans for golf course development and the District’s commitment to serve under the proposed Service Agreement. Upon motion duly made by Director Ryan Watson, seconded by Director Dunsmoor, and unanimously carried, the Service Agreement with Morely Companies Family Investment, LLLP, Oceans Investments, LLC, Megmo Investments, LLC and Rocolo IV, LLC (“Signature Ranch”), and inclusion of property into the District’s Service Area was approved unanimously.

Executive Session Upon motion duly made, seconded and unanimously carried, the Board entered into Executive Session at 1:11 p.m. pursuant to §§ 24-6-402(4)(b) C.R.S., for the Board to receive advice of legal counsel regarding the District’s response to development matter. At 1:14 p.m., the Board came out of executive session. No action was taken by the Board during executive session.

Other Business None.

Adjournment There being no further business to come before the Board, the meeting was adjourned at 1:16 p.m.




Secretary

RECORD OF PROCEEDINGS

Attorney Statement

REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing the Widefield Water and Sanitation District, I attended the executive session meeting of the Widefield Water and Sanitation District convened at approximately 1:11 p.m. on April 21, 2026 for the sole purpose of providing legal advice regarding development matters. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S. The Board did not adopt any proposed policy, position, rule, regulation, or take any formal action during the executive session.

By: 
Joseph W. Norris, General Counsel

Dated: 5/19/26