West Point Metropolitan District
Minutes of Proceedings

Regular Meeting of Board of Directors Held April 14, 2026, at 3:00 pm.

Notice: Notice and Agenda posted 24 hours prior to the meeting at regular designated locations of Village of Five Parks Depot and Park Ridge Sub District 84th Pl. and Gladiola Ct. Notice informed public meeting held via Zoom and listed computer login URL, meeting I.D., password and telephone call in numbers.

Attendance: Board Members: Steve Fox, Matthew Wirgau, Dan Poole, Morey Walker and Matt Abell
District Manager J. Chris Smith
District Counsel Joe Norris, and District Accountants Diane Wheeler and Andine Archibald
Park Ridge HOA Rep. Darren Bjorlin and four Village of Five Parks homeowners

Quorum established.
Call to Order: 3:04 pm.

1. CPA reviews WPMD's 2026 Claims to 4-8-2026, **Board unanimously ratifies claims.**
CPA reviews WPMD's financials and accounting notes related to the draft 2025 Independent Auditor's Report. **Board unanimously approves Draft 2025 Independent Auditor's Report subject to final review by CPA and Counsel. CPA confirms $61,000 budget savings carry over from 2025.**
Board member requests a separate meeting with CPA to go over financial reports. **CPA to advise available days and times to meet with board member. CAM and CPA confirm 2026 $80,000 irrigation repair budget.**
Discussion regarding Public Deposit Protection Act.

2. **Counsel confirms board received its investment memo.**
Counsel informs board that Matt Abell has met requirements to be a board member. **Board unanimously approves appointment of Matt Abell, subject to oath administration and filing requirements**.
Counsel advises board regarding quorum and open meeting requirements.

3. **February 10th, 2026, Regular Meeting Minutes unanimously approved by the Board.**

4. **District Manager's Report:** Reports provided to board.
District manager provides updates on in progress and completed projects.
President informs board one aerator was removed, but not its' conduit, from pond fountain project to offset unexpected electrical installation costs.
CAM statements regarding Stage 1 water restrictions, City inspection, and pond overseeding project on hold.

5. Discussion regarding five rock bed refresh projects.
Project #40168 Location 1 $6,296.93, #40169 Location 2 $2,911.73, #40170 Location 3 $4,494.00, #40171 Location 4 $6,898.48 are unanimously approved. Project #40172 Location 5 $10,311.94 is unanimously approved but subject to modification to address rock concerns, CAM to schedule Valor meeting re Loc. 5.
Discussion regarding trickle channel issue and future project per Martin and Martin recommendations.

6. Board and district manager answers questions from public attendees.

7. **Meeting adjourned: 4:21 pm.**

District Manager Notes: Accountant at 3:27 pm and counsel at 3:57 pm left meeting. Five approved project proposals to board president for signature.

2026 Regular Meeting Schedule:
3pm on the following 2026 Days: Feb. 10, April 14, July 14th, and Nov. 10th