

# West Point Metropolitan District Minutes of Proceedings

## Regular Meeting of Board of Directors Held February 10, 2026, at 3:00 pm.

**Notice:** The Notice and Agenda was posted 24 hours prior to the meeting at regular designated locations of Village of Five Parks Depot and on the premises of Park Ridge Sub District 84<sup>th</sup> Pl. and Gladiola Ct. Notice informed the public that the meeting is held via Zoom and had the computer login URL, meeting I.D., password and telephone call in numbers listed for participation.

**Attendance:** Board Members: Steve Fox, Matthew Wirgau, and Dan Poole.  
District Manager J. Chris Smith,  
District Counsel Joe Norris, and District Accountants Diane Wheeler.  
Park Ridge HOA Rep. Darren Bjorlin and three Village of Five Parks homeowners.

Quorum established.

### Call to Order: 3:00 pm.

1. Counsel reviews its record and confirms board eligibility requirements have been completed. **The Board by motion with no objections, unanimously approved Morey Walker's appointment to WPMD's Board of Directors.**  
Counsel confirm WPMD and Park Ridge Sub District 2026 **Budget Resolutions** DLG filing requirements were completed by the 1-31-26 deadline. District manager verifies with counsel that the **DLG filing** is a legal requirement, and **Board approves counsel to perform the filing annually.**  
Counsel confirms reviewing and approving EDI plant warranty agreement.  
**Counsel to provide memorandum regarding legal monetary interest requirement to Board.**
2. Accountant reviews WPMD and Park Ridge 12-31-2025 Financial Statements and WPMD 2-7-2026 List of Claims with the Board and answers questions. **The Board by motion unanimously ratified the WPMD 2-7-2026 List of Claims.**  
**Accountant clarifies and states approximate contingency fund amount to date is \$185,000.00** (includes 2026 pond line amount).  
Discussion regarding updated revised S&P Rating.
3. **November 11<sup>th</sup>, 2025, Regular Meeting Minutes by motion unanimously approved by the Board.**
4. **District Manager's Report:** Provided to board. District manager confirms completion of previously approved projects.
5. **WPMD Business – 2026 Project proposals:** Board president and district manager reviews proposed projects and answers questions. **The following projects by motion were unanimously approved by the Board:**
  1. L. Park Pond Maintenance Cost \$6,726;
  2. L. Park Pond Aeration Cost \$9,850;
  3. L. Park Pond Power Install Cost \$16,863;
  4. L. Park Pond Overseed Cost \$11,328.83;
  5. L. Park Pet Station (Pg. 143 Cost \$455);
  6. Haskin Park Path Restoration Cost \$3,175.76;
  7. Haskin Park Plants Cost \$13,890.84;
  8. Haskin Park Light Pole Repair Cost \$3,192;
  9. NW 86th Alkire Monument Area Cost \$11,135.62;
  10. WPMD Tree Replacements \$13,941.57).

**President and district manager to determine best type of tree replacement. District manager to have Park Ridge and WPMD landscapers confer regarding irrigation and backflow with respect to tree replacement. District manager to obtain additional tree treatment estimate.**

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6. Board and district manager answers questions from public attendees.  
Discussion regarding monument plants, Haskin Park irrigation, and Leyden Park vegetation.
7. No further public comments or further business was brought up.
8. **Meeting adjourned: 4:36 pm.**

### District Manager Notes

Accountant and counsel left call at approximately 4pm.

### **2026 Regular Meeting Schedule:**

3pm on the following 2026 Days: Feb. 10, April 14, July 14<sup>th</sup>, and Nov. 10<sup>th</sup>

UNAUDITED FINANCIALS – This document does not constitute full resale disclosures required by Colorado State Law.