

TWO BRIDGES METROPOLITAN DISTRICT

Annual Townhall Meeting Minutes

Meeting Date: Monday, September 16, 2024

Meeting Time: 6:00pm to 7:52pm

Meeting Location: Online video conference site is as follows:

<https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

I. Roll Call (6:00pm)

The annual townhall meeting of the Board of Directors of the Two Bridges (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Korin Barr	President	Present
Karen McCracken	Treasurer	Present
Aaron Argabright		Present
Vacancy		
Vacancy		

Also, in attendance was district managers Annemarie Tucker and Charles Wolfersberger (Wolfersberger, LLC); Paul Rufien (District Legal Counsel), Teri Petitt (District Legal Water Counsel), John Winchester (District Water Engineer) and the following homeowners: (1) Ms. Melendez; (2) Mr and Mrs. Clark; (3) Ms. Pendergraft; (4) Mr. Brown, (5) Mr. Joyce; (6) Mr. Pepe; (7) Mr. Crossman; (8) Ms. Shepard; (9) Mr. Flin; (10) Mr. and Mrs. Norman; (11) Mr. Birch; (12) Mr. Finkelstein; (13) Ms. Iannone; (14) Mrs. Self; (15) Ms. Corrie and Mr. Lintz; (16) Mr. and Mrs. Cline; (17) Mr. Marlin; (18) Mr. Breth; (19) Mr. Larsen; (20) Mr. and Mrs. Johnson; (21) Mr. Crittenden; (22) Mr. and Mrs. Everhard; (23) Mr. Zimmermann; (24) Mr. and Mrs. Benish; (25) Mr. Foster; (26) Mr. Brennan; (27) Mr. Fritschler; (28) Mr. Megas; (29) Mr. Chamber; (30) Mr. Thomas; (31) Mr. Gallacher; (32) Mr. and Mrs. Jensen; (33) Mr. Harrison; (34) Ms. Hoffmann; (35) Mr. Carpenter; (36) Mr. and Mrs. Muhr; (37) Mr. Rancour; (38) Mr. Edwards; (39) Mr. Oriel; (40) Mr. and Mrs. Pellegrino; (41) Mr. Herman; (42) Ms. Satterwaite; (43) Mr. Horan; (44) Mr. Miller; and (45) Mr. Netsch were in attendance.

II. Call to Order

Director Barr noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which each director disclosed no conflicts of interest with the business to be discussed and conducted.

IV. Introduction of discussion water rights

Welcome to attendance at the meeting, meeting will be recorded and provided to homeowners in the community. The Board will not be making any decisions at this meeting.

Director Barr informed Homeowners how 3 years ago when LOKAL Owner and Board Member Ryan Lantz, was questioned by the current Board members at that time about the two Wells on Two Bridges Metro District property (West Bridge and East Bridge). Mr. Lantz informed the Board, Two Bridges Metro District owns the property and the Wells but not the Water rights. In the enclosed minutes (Exhibit A, highlighted portion) he shared Lokal was working with a water attorney to transfer the water rights to the Two Bridges Metro District. That has yet to happen. The Board up until now has constantly kept this issue a constant through previous management and attorney to current.

In 2022, a homeowner whom was selling their house received a question from a potential buyer about if we owned our water rights to our homes. They reached out to Director Barr and she assumed we did since we all paid for our wells during our buy/ build process but didn't recall ever being disclosed this during her buy process. She proceeded to educate herself and find out so it could be shared with the community. After discussing this with our current Board and attorney, it was recommended we talk to a water attorney by the name of Teri Petit and through her, she suggested using John Winchester a water engineer for questions out of her expertise.

Director Barr turned the time over to Ms. Petit and Mr. Winchester to provide additional information.

Ms. Petit made homeowners aware of their rights and responsibilities for the wells on their property based on the Well Decrees and State Law Requirements.

Mr. Winchester provided information to homeowners on engineering their wells and the aquifers the wells in the community are using.

V. Public comments

Director Barr opened the meeting to those who had any questions.

VI. Closure of discussion

VII. Adjournment (7:52pm)

There being no further business to come before the Board, and upon motion duly made by Director Barr and unanimously carried, the meeting was adjourned. The next regular board meeting is scheduled for Wednesday October 09, 2024 at 6:00pm location to be announced.

Board Member

Date

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