

**NOTICE OF SPECIAL MEETING & AGENDA
4-WAY RANCH METROPOLITAN DISTRICT NO. 2**

<https://4-wayranchmetrodistricts.org/>

August 28, 2025

12:00 P.M.

This meeting will be held via teleconferencing and can be joined through the directions below:

<https://us06web.zoom.us/j/81110550357?pwd=MOmvg4mdzYlGwQwSMEWg0he0jtYk6s.1>

Meeting ID: 811 1055 0357

Passcode: 013203

Call: 720707269

Board of Directors

Jason Pock, President	Term to May 2029
Matt Hengel, Secretary	Term to May 2029
Megan Waldschmidt, Assistant Secretary	Term to May 2027
Paige Langley, Assistant Secretary	Term to May 2027
Blake Amen, Treasurer	Term to May 2027

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. DIRECTOR MATTERS

- a. Consider Election of Officers

3. PUBLIC COMMENT (Items not on the Agenda; Comments limited to three minutes per person)

4. CONSENT AGENDA ITEMS (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda. **(Enclosures included in electronic packets; hard copies available upon request.)**)

- a. Approval of Special Meeting Minutes from December 3, 2024 (**enclosure**)
- b. Approval of Claims as of August 28, 2025 (**enclosure**)
- c. Acceptance of Financial Statements as of June 30, 2025 (**enclosure**)
- d. Ratification of Independent Contractor Agreement with Heatherly Creative, LLC for Website Creation Services (**enclosure**)
- e. Approval of Proposal Heatherly Creative, LLC for Ongoing Website Maintenance Services (**enclosure**)
- f. Approval of Independent Contractor Agreement with RESPEC Company, LLC for Lift Station and Forcemain Permitting and Design (**enclosure**)
- g. Ratification of Exemption from Audit for 2024 (**enclosure**)
- h. Ratification of 2024 Annual Report (**enclosure**)

5. LEGAL MATTERS

- a. Consider Approval of Amended and Restated Service for 4-Way Ranch Metropolitan District No. 2 (To Be Known As Waterbury Metropolitan District No. 1) and Service Plan for Waterbury Metropolitan District Nos. 2-6

- b. Conduct Public Hearing on Exclusion of Property (189.537 acres) owned by ACM ALF VIII JV SUB II LLC and Consider Adoption of Resolution and Order for Exclusion of Property (189.537 acres) (**enclosure**)
- c. Consider Adoption of Resolution Regarding Changing the Name of the District to Waterbury Metropolitan District No. 1 (**enclosure**)
- d. Update on 2025 Bond Issuance
- e. Discuss Status of Development

6. OTHER BUSINESS

- a. Next Regular Meeting – November 21, 2025 at 10:00 a.m.

8. ADJOURNMENT