

NOTICE OF SPECIAL MEETING & AGENDA
WATERBURY METROPOLITAN DISTRICT NO. 1
(F/K/A 4-Way Ranch Metropolitan District No. 2)
<https://4-wayranchmetrodistricts.org/>

November 20, 2025

10:00 A.M.

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

<https://us06web.zoom.us/j/83090204552?pwd=kzbSbea7nwxHHm83Ere9O1FlkFW0j3.1>

Meeting ID: 830 9020 4552

Passcode: 220298

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

3. 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 August 28, 2025 (*enclosure*)
- b. Approval of Claims as of November 20, 2025 (*enclosure*)
- c. Acceptance of Financial Statements as of September 30, 2025 (*to be distributed*)
- d. Approval of 2026 Heatherly Creative Proposal for Website Maintenance and Accessibility Services (*enclosure*)
- e. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2026 (*enclosure*)
- f. Adoption of Resolution Adopting an Amended and Restated Digital Accessibility Policy and Designating a Compliance Officer (*enclosure*)
- g. Consider Adoption of Resolution 2026 Annual Administrative Resolution (*enclosure*)
 - i. Meeting Dates: Third Thursday of Feb., May, August, and November at 10:00 a.m.
- h. Approval of Engagement Letter with WBA, PC (*enclosure*)
- i. Acknowledgment of Consent from 4-Way Ranch Metropolitan District No. 1 Consent to Amended and Restated Service Plan of 4-Way Ranch Metropolitan District Nos. 2-6 (*to be distributed*)

4. LEGAL MATTERS

- a. Discuss Status of 2026 Bond Issuance
- b. Discuss Status of Development

- c. Discuss Status of District Nos. 2-6 Organizations
- d. Discuss Water Usage in District

5. FINANCIAL MATTERS

- a. Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget (*enclosure*)
- b. Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2026 Calendar Year (*enclosure*)

6. OTHER BUSINESS

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

8. ADJOURNMENT