

**MINUTES OF A MEETING OF THE BOARD OF THE
NORTH WELD COUNTY WATER DISTRICT**

HELD MARCH 23, 2026 AT 8:30 A.M. AT

32825 COUNTY ROAD 39, LUCERNE, COLORADO AND VIA TELECONFERENCE

The meeting of the Board of Directors of North Weld County Water District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Tad Stout, President
Nels Nelson, Treasurer
J.G. Milne, Assistant Secretary
Anne Hennen, Assistant Secretary

Matt Pettinger, Assistant Secretary – Absent and Excused

Also present were Eric Reckentine, District General Manager; Zachary P. White, Esq., WBA, PC, District General Counsel; Alison Gorsevski, Lyons Gaddis, District Special Counsel; Richard Reins and Jan Sitterson, Water Resources; George Oamek, Honeycreek Resources; Morgan Kidder and Larry Buckendorf, Journey Homes; and members of the public.

1. Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and Mr. Stout called the meeting to order.

2. Confirmation of Disclosures of Conflicts of Interest

Mr. White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. White reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. White inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. Mr. Stout noted his prior service on the Severance Town Board, but stated his belief that such prior service would not interfere with his participation in the discussion regarding the Northgate variance request. The Board acknowledged Mr. Stout's disclosure and agreed that his prior service would not preclude his participation.

3. Approval of Agenda

The Board reviewed the proposed agenda. Discussion of the Pleasant Valley Pipeline was added under Other Business upon request. Upon a motion by Ms. Hennen and seconded by Mr. Nelson, the Board unanimously approved the agenda as amended.

4. Public Comment

None.

5. Consent Agenda

Mr. Reckentine reviewed the items on the consent agenda with the Board. Mr. Reckentine advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon a motion by Mr. Nelson and seconded by Ms. Hennen, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- a. Minutes from February 9, 2026, Meeting
- b. Invoices through March 23, 2026
- c. Unaudited Financial Statements February 2026
- d. Stantec Engineering On Call Service Scope
- e. Engagement Letter Spencer Fane Legal Services for Knox Pit Reservoir Project
- f. Tri hydro Consultants Scope of Work Crow Creek Crossing
- g. Stantec Groundwater Recharge Site Investigation WSSC
- h. Conflict Waiver Spencer Fane
- i. County Road 84 Change Order
- j. Garney Eaton Phase III Pay Application
- k. Letter of Intent – Buckley
- l. Amended Purchase Agreement – Nelson
- m. Water Supply and Storage Annual Lease Agreements
 - i. Cook
 - ii. Podtburg
- n. Approval of Distribution Line Property Acquisition
 - i. JEM Honstein LLC TCE and PE
 - ii. K&M TCE and PE
 - iii. Lind Farms TCE and PE
 - iv. Sinclair Crossing Agreement
 - v. PRPA Amended

6. Public Hearing: Conduct Public Hearing on Petitions for Inclusion, Lytle Properties

Mr. Stout opened the public hearing on the petitions for inclusion of the Lytle Properties. No public comments were received. Mr. Stout closed the public hearing.

- a. **Consider Adoption of Resolution No. 20260323-01: Resolution and Order for Inclusion (Lot A, Family Farm Subdivision)**

Upon a motion by Mr. Nelson and seconded by Mr. Milne, the Board unanimously adopted Resolution No. 20260323-01, a Resolution and Order for Inclusion of Lot A, Family Farm Subdivision.

b. Consider Adoption of Resolution No. 20260323-02: Resolution and Order for Inclusion (Lot B, Family Farm Subdivision)

Upon a motion by Mr. Nelson and seconded by Ms. Hennen, the Board unanimously adopted Resolution No. 20260323-02, a Resolution and Order for Inclusion of Lot B, Family Farm Subdivision.

7. Action: Consider Approval of Variance Request for Water Dedication Requirement Related to Northgate Development

Mr. Kidder and Mr. Buckendorf, on behalf of Journey Homes, presented a request for a variance from the District's Water Dedication Policy to allow dedication of water on a 3 homes per share basis, which varies from the District's policy of 2 homes per share policy. Mr. Buckendorf indicated a willingness to work with the Board to come to an agreement between the 2 homes per share requirement and 3 homes per share request and indicated a willingness to commit to minimum tap purchases per year. Mr. Buckendorf stated the project is planned for three phases of approximately 200 lots per year.

The Board considered the variance request in Executive Session.

Following Executive Session, upon a motion by Mr. Nelson and seconded by Mr. Milne, the Board denied the variance request. The Board directed staff to inform the applicant that development review will continue and that the District is willing to continue discussions with the applicant if mutually beneficial terms arise during the development review process.

8. Action: Consider Option to Purchase Dedicated Water re Ridge 5 Water Dedication Agreement

Mr. Reckentine reported that development efforts on the Ridge 5 project have stalled and the project will not move forward at this time. Mr. Reckentine noted to the Board that the District has an option under the Water Dedication Agreement to purchase the water from the developer, and asked whether the Board wanted to exercise the option to purchase or coordinate with the developer to return the water. Following discussion, and given the District's current water purchase plan for the year, upon a motion by Ms. Hennen and seconded by Mr. Nelson, the Board determined to pass on the option to purchase and directed staff to work with the developer to return the water.

9. Action: Consider Approval of NEWT III No. 8 Crossing Repair Cost Share Agreement

Mr. Reckentine presented the NEWT III No. 8 Crossing Repair Cost Share Agreement, which had been discussed at the prior meeting. Mr. Reckentine reported that the work contemplated under the agreement has been completed. Upon a motion by Mr. Nelson and seconded by Ms. Hennen, the Board unanimously approved the Cost Share Agreement.

10. Action: Consider Approval of Resolution No. 20260323-03: Resolution Adopting a Water Service Absorption Fee Policy

Mr. Reckentine presented the draft resolution to the Board, as directed at the February meeting, and recommended adoption of the 15-year amortization option recommended by Honeycreek Resources. Mr. Oamek discussed the methodology and assumptions used in performing the absorption fee calculations. The Board discussed how frequently the absorption fee calculation would be applied and recognized that it could be years between applications. The Board requested that Mr. Oamek provide recommendations regarding escalation factors that could be incorporated into the resolution. No further action was taken.

11. Discussion: North Poudre Irrigation Co SSD/JA Water Rights Update

The Board discussed the North Poudre Irrigation Company SSD/JA water rights update with Ms. Gorsevski in executive session.

Following executive session, upon a motion by Mr. Nelson and seconded by Ms. Hennen, the Board directed staff to undertake whatever is not prohibited to treat and use the water to which the District is entitled.

12. Executive Session

Upon a motion duly made by Ms. Hennen and seconded by Mr. Nelson, followed by an affirmative vote of at least two-thirds of the quorum present, the Board entered into executive session at 9:54 a.m. for the purpose of receiving legal advice and discussing matters subject to negotiation and strategy pursuant to §24-6-402(4)(b),(e) & (f), C.R.S. related to NPIC Analysis and Northgate Development Variance Request.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

The Board reconvened in regular session at 10:37 a.m.

13. District Manager's Report

a. Letter to Northern Water 2026 Quota Request

Mr. Reckentine reported that the District submitted a request for 0.7 quota to Northern Water, with a potential adjustment to be made later in the season.

b. Closed on 1 Share WSSC

Mr. Reckentine reported that the District closed on the purchase of 1 share of Water Supply and Storage Company (WSSC) water.

c. Town of Pierce WSA Letter

Mr. Reckentine reported that a letter was sent to the Town of Pierce confirming and clarifying the additional capacity purchased by the Town under its Amended and Restated Water Services Agreement.

d. Northern Water Presentation Groundwater Projects

Mr. Reckentine reported on Northern Water's presentation regarding groundwater projects, including the VITA project and issues Northern Water foresees with such projects.

e. Development Review Letters to Commercial Sector, WSA Meetings

Mr. Reckentine reported that one-half of the commercial sector development review letters have been sent and the remainder will be sent by the end of April.

f. NEWT III No. 8 Larimer & Weld Crossing Repair Completed

Mr. Reckentine reported that the NEWT III No. 8 Larimer & Weld Crossing repairs have been completed.

Other Business:

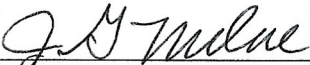
Pleasant Valley Pipeline

Mr. Reckentine reported that North Poudre Irrigation Company wants to use the Pleasant Valley pipeline to bring water to agricultural users. Mr. Reckentine sent a letter denying the request.

Adjourn

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



Secretary for the Meeting

The foregoing minutes were approved on the 13th day of April, 2026.

ATTORNEY STATEMENT

REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing North Weld County Water District, I attended the executive session at the regular meeting of North Weld County Water District convened at 9:54 a.m. on March 23, 2026 for the sole purpose of receiving legal advice and discussing matters subject to negotiation and strategy pursuant to §24-6-402(4)(b),(e) & (f), C.R.S. related to NPIC Analysis and Northgate Development, as authorized by Section 24-6-402(4)(b), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.



Zachary P. White, Esq.