

## **BASE VILLAGE METROPOLITAN DISTRICT NO. 2**

### **Special Board Meeting Minutes**

Meeting Date: Thursday, March 27, 2025

Meeting Time: 9:00am to 9:12am

Meeting Location: Online video conference held at the following site:

<https://www.gotomeet.me/Wolfersberger>

#### **I. Call to Order (9:00am)**

A special meeting of the Board of Directors of Base Village Metropolitan District No 2 (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:

| <b>Directors</b> | <b>Office</b> | <b>Attendance</b> |
|------------------|---------------|-------------------|
| Thomas Kosich    | President     | Present           |
| Vacancy          |               |                   |
| Vacancy          |               |                   |
| Vacancy          |               |                   |
| Vacancy          |               |                   |

Also, in attendance was Charles Wolfersberger (District Manager) with Wolfersberger, LLC. No homeowners were in attendance.

#### **II. Roll Call**

The meeting was called to order by Director Kosich. Director Kosich noted that a quorum of the Board was present, and all directors confirmed their qualification to serve and, therefore, called the special meeting of the Board of Directors of the District to order.

#### **III. Present Disclosures of Potential Conflicts of Interest**

Director Kosich reviewed the agenda for the meeting, following which Director Kosich disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

#### **IV. Director Matters – None**

#### **V. Public Comments – None**

#### **VI. Administrative Matters**

- 1) Meeting Agenda: Director Kosich reviewed the agenda as presented by the District Manager. Director Kosich approved the agenda as presented.

- 2) Review and consider November 21, 2024 board meeting minutes: Director Kosich reviewed the draft of the board meeting minutes and approved the minutes as presented.
- 3) Review and consider November 21, 2024 townhall meeting minutes: Director Kosich reviewed the draft of the townhall meeting minutes and approved the minutes as presented.
- 4) Status update - Election: The District Manager reported that only Director Kosich submitted a self nomination form by the February 28<sup>th</sup> filing deadline to serve for another 4-years on the board. No other homeowners or residents submitted self-nomination forms to serve on the Board.

## VII. Financial/Contractual Matters:

- 1) Review and consider payment of claims: Director Kosich reviewed the schedule of check payments (checks #100048 to #10053) totaling \$34,622.10. Director Kosich approved the payment of claims as presented.
- 2) Review and consider December 31, 2024 financial reports: The District Manager reviewed with the Board the District's Statement of Net Position as of December 31, 2024. Cash held by the District totaled \$3,864,844 and property taxes receivable totaled \$3,711,800. The District's liabilities were comprised primarily of \$51.3 million in bond debt plus accrued interest. 30.1% of property taxes levied for 2025 have been collected by the County Treasurer and remitted to the District as of March 27, 2025.

For the 12-month period ended December 31, 2024, direct and indirect collection costs in the debt fund are as follows:

| Expense Category           | Actual            | Budget            | \$ Difference    | % of Budget Spent |
|----------------------------|-------------------|-------------------|------------------|-------------------|
| Management/accounting fees | \$ 37,992         | \$ 38,000         | \$ 8             | 100%              |
| Treasurer collection fees  | 165,322           | 165,300           | (22)             | 100%              |
| Administrative costs       | 1,613             | 12,100            | 10,487           | 13%               |
| Insurance                  | 5,701             | 5,800             | 99               | 98%               |
| Audit fees                 | 11,500            | 7,200             | (4,300)          | 160%              |
| Legal fees                 | -                 | 5,000             | 5,000            | 0%                |
| Miscellaneous admin costs  | -                 | -                 | -                | 0%                |
| Trustee fees               | 6,845             | 6,100             | (745)            | 112%              |
| <b>Total Costs</b>         | <b>\$ 228,973</b> | <b>\$ 239,500</b> | <b>\$ 10,527</b> | <b>96%</b>        |

- 3) Status update – 2024 financial statement audit: The District Manager reported the District's 2024 financial statements should be drafted and submitted to the District's auditors by the end of next week.

**VIII. Adjournment (9:12am)**

There being no further business to come before the Board, and upon motion duly made by Director Kosich, the meeting was adjourned. The next board meeting is scheduled for Wednesday June 25, 2025 at 8:00am online at the following location:

<https://www.gotomeet.me/Wolfersberger>

Signed by:



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Secretary

Thomas Kosich

10/15/2025

Date