

BASE VILLAGE METROPOLITAN DISTRICT NO. 2

Regular Board Meeting Minutes

Meeting Date: Wednesday, March 25, 2026

Meeting Time: 8:00am to 8:10am

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

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

I. Call to Order (8:00am)

A regular 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:

Directors	Office	Attendance
Thomas Kosich	President	Present
Vacancy		
Vacancy		
Vacancy		
Vacancy		

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

Mr. Kosich acknowledged an email received from Ms. Pat Keefer who encouraged the Board to consider refinancing the District's bond debt this year.

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 19, 2025 board meeting minutes: Director Kosich reviewed the draft of the meeting minutes and approved the minutes as presented.
- 3) Review and consider November 19, 2025 townhall meeting minutes: Director Kosich reviewed the draft of the meeting minutes and approved the minutes as presented.
- 4) Review and discuss status of District's website compliance with ADA standards: The District Manager recommended the Board consider hiring Unleaded Software to rebuild the District's website to ensure compliance with ADA standards. Director Kosich approved hiring Unleaded Software to rebuild the website.

Action Item #1: The District Manager will work with Unleaded Software on rebuilding the District's website.

VII. Financial/Contractual Matters:

- 1) Review and consider payment of claims: Director Kosich reviewed the schedule of check payments (checks #100061 to #100065) totaling \$21,896.32. Director Kosich approved the payment of claims as presented.
- 2) Review December 31, 2025 financial reports: The District Manager reviewed with the Board the District's Statement of Net Position as of December 31, 2025. Cash held by the District totaled \$3,021,709 and property taxes receivable totaled \$4,352,100. The District's liabilities were comprised primarily of \$50.2 million in bond debt plus accrued interest. 99.9% of property taxes levied for 2025 have been collected by the County Treasurer and remitted to the District as of December 31, 2025.

For the 12-month period ended December 31, 2025, the District's debt management costs are as follows:

Expense Category	Actual	Budget	\$ Difference	% of Budget Spent
Management/accounting fees	\$ 37,992	\$ 38,000	\$ 8	100.0%
Treasurer collection fees	184,946	185,600	654	99.6%
Administrative costs	1,648	3,000	1,352	54.9%
Insurance	5,856	6,500	644	90.1%
Audit fees	8,500	8,500	-	100.0%
Legal fees	-	5,000	5,000	0.0%
Election costs	1,374	9,000	7,626	15.3%
Miscellaneous admin costs	85	9,100	9,015	0.9%
Trustee fees	48,966	6,100	(42,866)	802.7%
Total Costs	\$ 289,367	\$ 270,800	(\$ 18,567)	106.9%

VIII. Adjournment (8:10am)

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 24, 2026 at 8:00am online at the following location:
<https://www.gotomeet.me/Wolfersberger>

	Signed by: 	6/27/2026
Secretary	4871974A8A654BD Thomas Kosich	Date