

BASE VILLAGE METROPOLITAN DISTRICT NO. 2

Regular Board Meeting Minutes

Meeting Date: Wednesday, June 24, 2026

Meeting Time: 8:00am to 8:14am

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 – 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 March 25, 2026 board meeting minutes: Director Kosich reviewed the draft of the meeting minutes and approved the minutes as presented.
- 3) Review and discuss status of District's website compliance with ADA standards: The District Manager reported this project has not yet been completed. The rebuild of the District's website should be completed before the next board meeting.

VII. Financial/Contractual Matters:

- 1) Review and consider payment of claims: Director Kosich reviewed the schedule of check payments (check #100066) totaling \$6,706.66. Director Kosich approved the payment of claims as presented.
- 2) Review May 31, 2026 financial reports: The District Manager reviewed with the Board the District's Statement of Net Position as of May 31, 2026. Cash held by the District totaled \$5,443,171 and property taxes receivable totaled \$1,808,633. The District's liabilities were comprised primarily of \$50.0 million in bond debt plus accrued interest. 76.3% of property taxes levied for 2026 have been collected by the County Treasurer and remitted to the District as of June 24, 2026.

For the 5-month period ended May 31, 2026, the District's debt management costs are as follows:

Expense Category	Actual	Budget	\$ Difference	% of Budget Spent
Management/accounting fees	\$ 20,000	\$ 20,000	\$ -	100.0%
Administrative costs	1,370	950	(420)	144.2%
Insurance	5,559	6,100	541	91.1%
Audit fees	-	-	-	0.0%
Legal fees	-	1,665	1,665	0.0%
Miscellaneous admin costs	-	-	-	0.0%
Total Costs	\$ 26,929	\$ 28,715	\$ 1,786	93.8%

The District Manager noted UMB Bank has charged \$66,659 in legal fees to the District (using UMB-controlled surplus funds) thus far this year. Most or all of the fees are related to the materially misstated UMB accountant's report posted in April.

- 3) Status update – 2025 financial statement audit: The District Manager reported the 2025 draft financial statements have been submitted to the District's auditors and he expects the audit will be completed before July 31st.

VIII. Executive Session – Cancelled

Post Executive Session Business: Director Kosich directed the District Manager to work with District general counsel on filing a response on EMMA to address the materially misstated "expert" report filed by UMB on EMMA on April 16th.

IX. Adjournment (8:14am)

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 September 23, 2026 at 8:00am online at the following location:

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

Signed by:



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Secretary

Thomas Kosich

8/20/2026

Date