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# RECORD OF PROCEEDINGS

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## **Minutes of the Regular Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 April 27, 2026**

A Regular Meeting of the Boards of Directors of the Cornerstone Metropolitan Districts Nos. 1 & 2 Montrose and Ouray Counties, Colorado, was held at 10:00 A.M. Monday, April 27, 2026. The meeting was held as a teleconference.

### **Attendance**

The following Directors were present and acting via teleconference:

- Brian Wallin - District No. 1 and No. 2
- Warren Ache - District No. 1 and No. 2
- Marijo Ache - District No. 1 and No. 2
- Wendy Lawler Sisler – District No. 1 and No. 2
- Jason Stroehlein – District No. 1
- Randy Averitte – District No. 2

Also present or in attendance via teleconference were:

- Ryan Bartashius, Cornerstone Metropolitan District
- Heather Hartung, WBA, PC
- Rex McGuire, REEF
- Don Cooling, REEF
- Eric Weaver, Marchetti & Weaver, LLC
- Abby Audino, Marchetti & Weaver, LLC

### **Call to Order**

The Meeting of the Boards of Directors of Cornerstone Metropolitan Districts Nos. 1 & 2 was called to order by Director Wallin on April 27, 2026 at 10:01 A.M. noting a quorum was present for both Districts.

### **Combined Meetings**

The Boards of Directors of the Districts Nos. 1 & 2 have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of both Districts. Where necessary, action taken by an individual District will be reflected in these minutes.

### **Disclosure**

Ms. Hartung advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung 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 Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Hartung inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. Director Stroehlein (District No. 1) noted that he is a REEF employee.

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## CORNERSTONE METROPOLITAN DISTRICT NOS. 1 & 2

### April 27, 2026 Meeting Minutes

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- Agenda** The agenda was reviewed and upon a motion duly made and seconded it was unanimously
- RESOLVED** to approve the agenda as presented.
- Public Comment** There was no public comment.
- Minutes** The minutes of the Regular Meeting held January 26, 2026 were reviewed, upon motion duly made and seconded, was unanimously
- RESOLVED** to approve the minutes of the January 26, 2026 Regular Meeting.
- Water and Sewer Operations** Mr. Bartashius gave an update on water and sewer operations. Pumping to pond 4 began in March this year and the pond is nearly full; all systems are working properly. The air conditioning units in some of the pump vaults need to be addressed. In January, a 2-inch line came apart at the bottom of Birdsong which is attributed to a freezing issue due to the shallow depth of the line and minimal snow cover. This line has now been repaired.
- Other Business** Don Cooling was introduced, and some of his previous work experience was shared, including time working on Cornerstone in the past. Mr. Cooling will be taking over for Jason Strohlein as Contract Manager for REEF to oversee projects for the District.
- Legal** Ms. Hartung reported that Streamline, the website management company for the District, will be increasing fees. The Board agreed to continue with Streamline.
- Ms. Hartung informed the Board that no updates are available related to the disclosures by REEF for the interstate land sales full disclosure act.
- Fire Protection Services were discussed including pumper trucks, volunteer assignments and the possibility of a Fire Protection District being formed. Cornerstone is currently in this discussion, but it may make more sense for Cornerstone to be involved with Horsefly. It was noted that to have a vote in the Authority, \$30,000 must be donated annually. Director Strohlein will work on identifying owners or employees to become Wildland Fire Certified. Further discussions will be necessary.

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## CORNERSTONE METROPOLITAN DISTRICT NOS. 1 & 2 April 27, 2026 Meeting Minutes

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### Financials

Mr. Weaver reviewed the preliminary March 31, 2026 financial statement. Director Strohlein will provide a figure for the road budget for 2027, and under water and sewer, the tiny homes and related fees are at a standstill due to matters with the county.

The accounts payable and accounts receivable reports were reviewed. Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the March 31, 2026 financial statement, accounts payable, and accounts receivable reports.

The Board discussed a fee to be charged for flushed water used by the golf course and decided that a rate of \$6.32 is to be charged per 1,000 gallons. It was noted that the required 30-day notice of intent to fix fees was timely posted on the Districts' website. The Reef representatives at the meeting participated in the discussion and agreed the rate is fair. Upon a motion duly made and seconded it was unanimously

**RESOLVED** to amend the 2026 Fee Schedule to include a rate of \$6.32 per 1,000 gallons for flushed water;

**RESOLVED** to approve the Amended and Restated 2026 Fee Schedule Resolution.

### 2025 Audits

Mr. Weaver presented the 2025 audits for Districts No. 1 and 2. Both Districts received clean opinions and the audits went smoothly. Upon motion duly made and seconded it was unanimously

**RESOLVED** to accept the 2025 Audit Reports.

### Adjournment

There being no further business to come before the Boards and upon motion duly made and seconded it was unanimously

**RESOLVED** to adjourn the meeting.

Respectfully Submitted



Erin McCauley  
Secretary to the Meeting