
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Boards of Directors of Cornerstone Metropolitan District Nos. 1 & 2 July 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, July 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
- Jason Stroehlein – District No. 1
- Randy Averitte – District No. 2
- Wendy Lawler-Sisler - District No. 1 and No. 2 (Joined at 10:49am)

Also present or in attendance via teleconference were:

- Ryan Bartashius, Cornerstone Metropolitan District
- Heather Hartung, WBA, PC
- Larry Corson, Property Owner
- Diane Hornquist, Property Owner
- Donnie Cooling, REEF
- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, 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 July 27, 2026 at 10:25 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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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 April 27, 2026 were reviewed, upon motion duly made and seconded, was unanimously

RESOLVED to approve the minutes of the April 27, 2026 Regular Meeting.

Water and Sewer Operations

Mr. Bartashius gave an update on water and sewer operations and noted recently there has been difficulty locating sewer taps. Areas of the sewer system were jetted to clear out build up and a camera was run through the system to view conditions. Mr. Bartashius suggested the Board consider budgeting jetting of all lines from the Wastewater Treatment Plant to the restaurant, beginning in 2027. The cost for this is estimated at \$40,000.

There are no issues to report on the water system, pumping is ongoing to keep up with demand and systems are running smoothly.

Asphalt

Mr. Donnie Cooling gave an overview of asphalt repair needs including a large area which has lost crown near turf care; cost of repair is estimated at \$100,000-\$125,000. Mr. Cooling will obtain a proposal. It was noted that if the cost comes in over \$120,000, bidding requirements will need to be met. Crack sealing needs were also discussed.

Other Business

Director Stroehlein reported that the welcome center is expected to be staffed full-time in 2027. Discussions will need to take place with REEF to determine which entity is responsible for this cost.

Director Wallin provided information on wildfire protection services being required by Ouray County. The District may need a truck or other firefighting equipment as well as trained staff and the necessary tools and equipment. Currently five REEF employees are undergoing training with the expectation of getting eight trained by year-end. Start up costs are going to be considerable and there will be annual maintenance, training, and capital costs as well. Some of the preliminary cost estimates include a building (\$230k), brush truck (\$85k), tender truck (\$75k), and equipment (\$15k). The full scope and cost of the project is still to be determined, as well as how it will be funded.

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Legal

The Annual Report on the Service Plan was included in the packet for review and was filed in June. Upon a motion duly made and seconded, it was

RESOLVED to accept the Annual Report on the Service Plan.

Ms. Hartung provided a recap of the 2026 legislative summary and noted the information is on the firm's website.

Discussion was held regarding the May 2027 election noting that three seats for District 1 and three seats for District two will be up for election.

Notice of Intent to Fix Fees for 2027 has been posted to the District website.

Financials

Mr. Weaver reviewed the preliminary June 30, 2026 financial statement previously during the annual meeting.

Mr. Weaver introduced Ms. Abby Audino who will be trained by Mr. Weaver over the next year to assume his oversight responsibilities for the District.

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

RESOLVED to approve the June 30, 2026 financial statement, accounts payable, and accounts receivable reports.

The 2025 audits for the Districts have been posted to the website.

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