

**NOTICE OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF THE
HIDDEN VALLEY WATER DISTRICT**

A Regular Meeting of the Board of Directors of the HIDDEN VALLEY WATER DISTRICT will be held at 7:00 p.m., Tuesday, May 19, 2026 via Zoom. The call-in number is (669) 444-9171 or Meeting ID is 461 381 5754, passcode 6743379. The agenda is as follows:

- 1. AGENDA & ADMINISTRATIVE MATTERS**
 - a. Disclosure of Conflicts of Interest: Directors
 - b. Open Forum for the Public (5-minute limit per person)
 - c. Approve Minutes from February 24, 2026

- 2. FINANCIAL MATTERS**
 - a. Ratify Approval of March 2025 through April 2026 Disbursements
 - b. Approve May 2026 Disbursements
 - c. Approve March 31, 2026 Quarterly Financial Statements
 - d. Update on Water Tank Leak Insurance Claim

- 3. OTHER BUSINESS**
 - a. Discussion regarding Michael Longfellow's account

DISTRICT MEETINGS ARE OPEN TO THE PUBLIC

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
HIDDEN VALLEY WATER DISTRICT**

February 24, 2026 at 7 p.m.

A Regular meeting of the Board of Directors of the Hidden Valley Water District was held on Tuesday, February 24, 2026, at the hour of 7:00 p.m. via Zoom conference. Directors present were Max Parmenter, Chris Palmer, Rachel Pyburn and Ryan Arestie. Also attending were Judy Simonson, and Rebecca Hill with Simonson & Associates, Inc.

1. Agenda & Administrative Matters

a. Disclosure of Conflicts of Interest. There were no changes to the Board member disclosures.

b. Open Forum for the Public. A few members of the public were in attendance. The Board decided to give homeowners more time for public comment at the end of the meeting without Simonson & Associates in attendance. One homeowner requested that the Board consider adding an additional Board meeting to the schedule in May and requested that homeowners are notified at least 1 week in advance of any future meetings. The same homeowner also requested that the Board consider having the District's financial records audited despite the District not reaching the spending threshold of requiring one. Judy Simonson commented that an audit exemption is prepared for the District and submitted to the State Auditor for review so there is independent review of the District's financial statements.

c. Minutes. Rachel Pyburn moved to approve the November 18, 2025 minutes which were approved upon second by Chris Palmer.

d. 2026 Sunshine Resolution. The 2026 Sunshine Resolution was approved upon motion by Rachel Pyburn and second by Chris Palmer. There was discussion surrounding

whether the meeting notification period had been set at 2 weeks and it was decided that a 1 week notice more than satisfies the 24-hour notification requirement.

e. **Appointment of New Secretary.** Chris Palmer was appointed Secretary upon motion by Rachel Pyburn and second by Ryan Arestie. It was noted that Chris also holds the position of Treasurer.

2. **Legal Matters.** Judy Simonson gave an overview of the District's current water delivery agreement and the first amendment of the agreement with Evergreen Metro District to lease water storage to Hidden Valley for a 5-year term with a 3-year extension. The District still needs to acquire a permanent water storage source. A memo was provided by Andrea Kehrl detailing other storage alternatives for the Board to review.

3. **Engineering and Maintenance.**

a. **Operator In Responsible Charge ("ORC").** A proposal comparison of two companies was presented to the Board regarding ORC services. After reviewing the proposal and subsequent discussion, Rachel Pyburn made a motion to select High Country Utility Services to be the District's new ORC. The motion was approved upon second by Ryan Arestie.

4. **Financial Matters.** Rachel Pyburn moved to ratify approval of December 1, 2025 through January 31, 2026 check register which was approved upon second by Chris Palmer. The February 1, 2026 through February 24, 2026 check register was then approved upon motion by Rachel Pyburn and second by Chris Palmer. The unaudited year-end financial statements ending December 31, 2025 were approved upon motion by Rachel Pyburn second by Chris Palmer.

5. **2025 Audit Exemption.** Rachel Pyburn made a motion to approve the 2025 Audit Exemption as presented. The motion was approved upon second by Chris Palmer. The exemption will be circulated to the Board for signature via DocuSign and then will be submitted to the State Auditor.

6. Secondary Public Forum. The Board agreed to add an additional meeting to the calendar and selected Tuesday, May 19, 2026 at 7pm. Max Parmenter also clarified the meeting notice policy once again, stating any regular scheduled meeting will have a 1-week notice, and if there is a special meeting, as much notice will be provided but not less than 24-hours.

7. Other Business.

There being no further business, Max Parmenter adjourned the meeting at 8 p.m.

Respectfully submitted,

Chris Palmer, Secretary

Hidden Valley Water District
Check Register
For the Period From Feb 25, 2026 to Apr 30, 2026

Filter Criteria includes: Report order is by Check Number.

Check #	Date	Payee	Amount
659	3/23/26	Evergreen Metropolitan District	24,534.85
660	3/23/26	Jehn Water Consultants, Inc.	63.75
661	3/23/26	Lyons Gaddis	877.50
662	3/23/26	Ramey Environmental Compliance, Inc.	1,464.70
663	3/23/26	Simonson & Associates, Inc.	8,377.21
664	4/21/26	Lyons Gaddis	838.50
665	4/21/26	Ramey Environmental Compliance, Inc.	1,216.39
666	4/21/26	Simonson & Associates, Inc.	6,141.48
667	4/23/26	Evergreen Metropolitan District	2,879.01
ACH022526	2/25/26	Xcel Energy	55.71
ACH030226	3/2/26	Verizon Wireless	49.60
ACH030526	3/5/26	Xcel Energy	107.72
ACH033026	3/30/26	Verizon Wireless	49.60
ACH040126	4/1/26	Xcel Energy	116.56
ACH042826	4/28/26	Xcel Energy	155.55
Total			46,928.13

Hidden Valley Water District
Check Register
For the Period From May 1, 2026 to May 31, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
668	5/19/26	Harriman Ditch Company	1000	60.00
669	5/19/26	Jehn Water Consultants, Inc.	1000	62.50
670	5/19/26	Ramey Environmental Compliance, Inc.	1000	1,199.00
671	5/19/26	Simonson & Associates, Inc.	1000	<u>4,867.66</u>
Total				<u>6,189.16</u>

Hidden Valley Water District

FINANCIAL STATEMENTS

For The Quarter Ending March 31, 2026

(Unaudited)

April 29, 2026

Prepared by
Simonson & Associates, Inc.

2922 Evergreen Parkway, Suite 320
Evergreen, CO 80439
303-674-3379
Fax: 303-674-3380

Hidden Valley Water District

BALANCE SHEET

March 31, 2026

	THIS YEAR	LAST YEAR	VARIANCE
CURRENT ASSETS			
Cash/Reserves	310,134	275,073	35,061
Prepaid Expense	0	1,316	(1,316)
Acct. Rec. - Customers, Other	36,140	22,651	13,489
Acct. Rec. - Loans & Grants	0	0	0
Property Taxes Receivable	124,329	109,986	14,343
TOTAL CURRENT ASSETS	470,603	409,026	61,577
WATER SYSTEM			
Water System	426,973	426,973	0
EMD Master Meter Connection	1,398,720	1,398,720	0
Water Meters	38,843	38,843	0
TOTAL WATER SYSTEM	1,864,536	1,864,536	0
Accumulated Depreciation	(403,138)	(336,335)	(66,803)
NET WATER SYSTEM	1,461,398	1,528,201	(66,803)
OTHER ASSETS			
Land	9,950	9,950	0
Water Rights	46,255	30,005	16,250
25 Year Capital Plan	9,658	0	9,658
TOTAL OTHER ASSETS	65,863	39,955	25,908
TOTAL ASSETS	1,997,864	1,977,182	20,682
CURRENT LIABILITIES			
Accounts Payable	11,242	7,288	3,954
Deferred Property Taxes	124,329	109,986	14,343
Interest Payable	12,708	12,012	696
TOTAL CURRENT LIABILITIES	148,279	129,286	18,993
LONG TERM LIABILITIES			
USDA Loan	300,771	307,759	(6,988)
CWCB Loan Draws	1,701,135	1,701,135	0
TOTAL LONG TERM LIABILITIES	2,001,906	2,008,894	(6,988)
NET ASSETS			
Beginning Balance Equity	(204,188)	(215,762)	11,574
Net Income (Loss)	51,867	54,764	(2,897)
TOTAL NET ASSETS	(152,321)	(160,998)	8,677
TOTAL LIABILITIES & NET ASSETS	1,997,864	1,977,182	20,682

Hidden Valley Water District

STATEMENT OF CASH FLOWS For the Three Months Ending March 31, 2026

	CURRENT QUARTER	YEAR TO DATE
<u>Cash Flows From Operating Activities</u>		
Net Income (Loss)	\$ 51,866	\$ 51,866
<i>Adjustments to reconcile net income to net cash provided by operating activities</i>		
Depreciation	16,701	16,701
Prepaid Expense	8,329	8,329
Accts. Receivable - Customer	(1,736)	(1,736)
County Treasurer Acct. Rec.	(18,059)	(18,059)
Property Taxes Receivable	114,591	114,591
Accounts Payable	(16,547)	(16,547)
Deferred Property Taxes	(114,591)	(114,591)
Total Adjustments	(11,312)	(11,312)
Net Cash Provided by Operations	40,554	40,554
<u>Cash Flows From Investing Activities</u>		
<i>Proceeds From <Used For></i>		
Water Rights	(5,503)	(5,503)
Net Cash Used in Investing	(5,503)	(5,503)
<u>Cash Flows From Financing Activities</u>		
<i>Proceeds From <Used For></i>		
Accrued Interest Payable	(601)	(601)
Accrued Interest - CWCB Loan	12,708	12,708
USDA Loan	(1,787)	(1,787)
Net Cash Used in Financing	10,320	10,320
Net Increase <Decrease> in Cash	\$ 45,371	\$ 45,371
<u>Summary</u>		
Ending Cash	\$ 310,134	\$ 310,134
<Less: Beginning Cash>	(264,763)	(264,763)
Net Increase <Decrease> in Cash	\$ 45,371	\$ 45,371

Hidden Valley Water District

BUDGETED INCOME STATEMENT

For the Three Months Ending March 31, 2026

	QUARTERLY ACTUAL	QUARTERLY BUDGETED	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGETED	ANNUAL BUDGET
OPERATING REVENUES					
Water Fees	23,027	23,760	23,027	23,760	95,040
Property Taxes - Operating	76,221	85,520	76,221	85,520	158,920
Specific Ownership Tax	3,512	2,983	3,512	2,983	11,930
Other Fees & Fines	0	190	0	190	760
TOTAL OPERATING REVENUES	102,760	112,453	102,760	112,453	266,650
OPERATING EXPENDITURES					
Water System Operations					
Water Accounting	126	175	126	175	700
EMD Master Meter Charges	8,612	9,500	8,612	9,500	38,000
Water Storage Charges, Other	17,050	26,250	17,050	26,250	26,250
Water Sytem R&M	4,709	8,750	4,709	8,750	35,000
Water System Electricity	328	375	328	375	1,500
R&M Contingency	0	10,000	0	10,000	40,000
Total Water System Operations	30,825	55,050	30,825	55,050	141,450
General Operating Expenses					
General/Administrative Expense	1,380	1,250	1,380	1,250	5,000
Insurance	8,329	8,000	8,329	8,000	8,000
County Treasurer Fees	1,725	2,275	1,725	2,275	4,000
Professional Services					
Engineering	210	2,500	210	2,500	10,000
Legal	839	500	839	500	2,000
Management	12,265	16,200	12,265	16,200	45,000
Additional Management Services	4,471	0	4,471	0	0
Total General Operating Expenses	29,219	30,725	29,219	30,725	74,000
TOTAL OPERATING EXPENDITURES	60,044	85,775	60,044	85,775	215,450
NET OPERATING EXCESS(DEFICIT)	42,716	26,678	42,716	26,678	51,200

Hidden Valley Water District

BUDGETED INCOME STATEMENT

For the Three Months Ending March 31, 2026

	QUARTERLY ACTUAL	QUARTERLY BUDGETED	YEAR TO DATE ACTUAL	YEAR TO DATE BUDGETED	ANNUAL BUDGET
NON-OPERATING REVENUES					
Investment Interest	2,125	375	2,125	375	1,500
Property Taxes - Debt Service	38,370	40,700	38,370	40,700	80,000
TOTAL NON-OPERATING REVENUES	40,495	41,075	40,495	41,075	81,500
NON-OPERATING EXPENDITURES					
Loan Interest	14,643	15,550	14,643	15,550	62,200
TOTAL NON-OPERATING EXPENDITURES	14,643	15,550	14,643	15,550	62,200
NET NON-OPERATING EXCESS(DEFICIT)	25,852	25,525	25,852	25,525	19,300
TOTAL BUDGETED EXCESS(DEFICIT)	68,567	52,202	68,567	52,202	70,500
Depreciation	16,701	0	16,701	0	0
TOTAL NET EXCESS(DEFICIT)	51,866	52,202	51,866	52,202	70,500

Hidden Valley Water District

COMPARATIVE INCOME STATEMENT

For the Three Months Ending March 31, 2026

	QUARTERLY THIS YEAR	QUARTERLY LAST YEAR	YEAR TO DATE THIS YEAR	YEAR TO DATE LAST YEAR
OPERATING REVENUES				
Water Fees	23,027	21,977	23,027	21,977
Property Taxes - Operating	76,221	70,730	76,221	70,730
Specific Ownership Tax	3,512	3,674	3,512	3,674
Other Fees & Fines	0	185	0	185
TOTAL OPERATING REVENUES	102,760	96,566	102,760	96,566
OPERATING EXPENDITURES				
Water System Operations				
Water Accounting	126	184	126	184
EMD Master Meter Charges	8,612	11,174	8,612	11,174
Water Storage Charges, Other	17,050	0	17,050	0
Water System R&M	4,709	4,037	4,709	4,037
Inspections	0	0	0	0
Locates	0	0	0	0
Water System Electricity	328	504	328	504
General Maintenance	0	0	0	0
R&M Contingency	0	0	0	0
Total Water System Operations	30,825	15,899	30,825	15,899
General Operating Expenses				
General & Administrative Exps.	1,380	1,741	1,380	1,741
County Treasurer Fees	1,725	1,465	1,725	1,465
Insurance	8,329	7,981	8,329	7,981
Professional Services				
Audit	0	0	0	0
Engineering	210	1,155	210	1,155
Legal	839	0	839	0
Management	12,265	7,300	12,265	7,300
Additional Management Services	4,471	3,123	4,471	3,123
Other Professional Services	0	0	0	0
Total General Operating Expenses	29,219	22,765	29,219	22,765
TOTAL OPERATING EXPENDITURES	60,044	38,664	60,044	38,664
NET OPERATING EXCESS/(DEFICIT)	42,716	57,902	42,716	57,902

Hidden Valley Water District
COMPARATIVE INCOME STATEMENT
For the Three Months Ending March 31, 2026

	QUARTERLY THIS YEAR	QUARTERLY LAST YEAR	YEAR TO DATE THIS YEAR	YEAR TO DATE LAST YEAR
NON-OPERATING REVENUES				
Investment Interest	2,125	1,361	2,125	1,361
Property Taxes - Debt Service	38,370	26,184	38,370	26,184
TOTAL NON-OPERATING REVENUES	40,495	27,545	40,495	27,545
NON-OPERATING EXPENDITURES				
Interest - USDA Loan	1,935	1,970	1,935	1,970
Interest - CWCB Loan	12,708	12,012	12,708	12,012
TOTAL NON-OPERATING EXPENDITURES	14,643	13,982	14,643	13,982
Depreciation	16,701	16,701	16,701	16,701
NET NON-OPERATING EXCESS/(DEFICIT)	9,151	(3,138)	9,151	(3,138)
TOTAL NET EXCESS/(DEFICIT)	51,866	54,764	51,866	54,764

Hidden Valley Water District
STATEMENT OF CAPITALIZED REVENUES & EXPENDITURES
 March 31, 2026

	THIS QUARTER ACTUAL	YEAR TO DATE ACTUAL	ANNUAL BUDGET	VARIANCE
CAPITAL REVENUES				
CWCB Loan Draws	-	-	-	-
SUBTOTAL LOAN FUNDING	\$0	\$0	\$0	\$0
CAPITAL PROJECTS				
Capital Improvements Plan	-	-	8,000	8,000
Water Rights for EMD	5,503	5,503	18,000	12,497
Water Main Replacement	-	-	25,000	25,000
SUBTOTAL CAPITAL PROJECTS	\$5,503	\$5,503	\$51,000	\$45,497
LOANS				
USDA Loan Principal Payments	1,787	1,787	7,100	5,313
SUBTOTAL LOAN EXPENTURES	\$1,787	\$1,787	\$7,100	\$5,313
NET CAPITALIZED REVENUES AND EXPENDITURES	(\$7,290)	(\$7,290)	(\$58,100)	(\$50,810)

Hidden Valley Water District
Customer Ledgers
For the Period From Feb 1, 2025 to Mar 19, 2026

Filter Criteria includes: 1) IDs: 134. Report order is by ID. Report is printed in Detail Format.

Customer ID Customer	Date	Trans No	Type	Debit Amt	Credit Amt	Balance
134	2/1/25	Balance Fwd				100.00
Michael Longfellow	2/22/25	244891794	CRJ		100.00	0.00
	2/28/25	030125035	SJ	100.00		100.00
	3/6/25	140609287	CRJ		100.00	0.00
	3/31/25	033125035	SJ	100.00		100.00
	4/30/25	043025035	SJ	100.00		200.00
	5/3/25	141264703	CRJ		100.00	100.00
	5/13/25	141778345	CRJ		100.00	0.00
	5/31/25	053125035	SJ	100.00		100.00
	6/10/25	250489790	CRJ		100.00	0.00
	6/30/25	06302535	SJ	100.00		100.00
	7/3/25	252032634	CRJ		100.00	0.00
	7/31/25	073125035	SJ	100.00		100.00
	8/2/25	253541126	CRJ		100.00	0.00
	8/31/25	083125035	SJ	100.00		100.00
	9/3/25	255487314	CRJ		100.00	0.00
	9/30/25	09302535	SJ	100.00		100.00
	10/7/25	257896774	CRJ		100.00	0.00
	10/31/25	103125035	SJ	100.00		100.00
	11/3/25	259583808	CRJ		100.00	0.00
	11/30/25	110125035	SJ	100.00		100.00
	12/31/25	123159	SJ	100.00		200.00
	1/31/26	123223	SJ	105.00		305.00
	2/10/26	265301912	CRJ		200.00	105.00
	2/14/26	265473662	CRJ		100.00	5.00
	2/28/26	123287	SJ	105.00		110.00
Report Total				1,310.00	1,300.00	110.00