

# Meeting of the Delegates Minutes

Minutes from September 16, 2025



## Agenda

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| <b>Agenda item:</b> | Call to Order | <b>Presenter:</b> | Monica Wasden |
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President Wasden called the meeting to order at 6:01 p.m.

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| <b>Agenda item:</b> | Pledge of Allegiance | <b>Presenter:</b> | Monica Wasden |
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President Wasden led the meeting in the Pledge of Allegiance.

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| <b>Agenda item:</b> | Roll Call/Establishment of Quorum | <b>Presenter:</b> | Theresa Hill |
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**Conclusions:**

A quorum was established; 23,731 of 31,934 lots were present.

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| <b>Agenda item:</b> | Proof of Notice of Meeting | <b>Presenter:</b> | Dan Brown |
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Dan Brown confirmed the Proof of Notice of Meeting.

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| <b>Agenda item:</b> | Approval of Minutes for the Meeting of the Delegates for the August 19, 2025, Meeting | <b>Presenter:</b> | Monica Wasden |
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**Conclusions:**

The August 2025 minutes were approved — motioned by Dennis Epperly, District 02 and seconded by Jean Rehnke, District 20. Motion carried.

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| <b>Agenda item:</b> | Member Forum | <b>Presenter:</b> | Members |
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Shana Bosler, 10705 Cliffrose Way: Resident of Firelight who shared her support for the mountain biking trails in Wildcat Regional Park.

Kevin: Resident of Firelight who shared his support of the mountain biking trails in Wildcat Regional Park.

Bob Marshall, 2 Jack Rabbit Place: Provided a review and update of the Special Legislative Session on amendment results. He also shared there would a town hall this coming Saturday, and encouraged Delegates to make sure to do their research regarding the School Board Election.



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**Agenda item:** Preliminary Budget Discussion

**Presenter:** Brice Kahler

Brice Kahler, Chief Finance Officer, presented the 2026 Draft Budget. Within his presentation:

- The Finance Committee and staff propose a 1.8% or \$1.00/month total increase.
- An outline of assessment increases and CPI from 2021-2026.
- Key assumptions that were taken into consideration while preparing the 2026 Draft Budget.
- An overview of the Statement of Revenue and Expenses, Cash Flow sheet, and Net Fund Balances.
- Information regarding the payroll budget, including wage increases and adjustments.
- An overview of Reserve and Capital Expenditures at each facility and the Backcountry.
- Time was allotted for Q&A.

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**Agenda item:** Board of Directors Report

**Presenter:** Monica Wasden

None

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**Agenda item:** Board of Director Comments

**Presenter:** Board of Directors

Monica Wasden – Thanked Brice Kahler, staff, and the Finance Committee for their work on the 2026 Budget.

Leo Stegman – Shared that we are extremely fortunate for the entire teams efforts on the budget and transparency around financials.

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**Agenda item:** General Manager Report

**Presenter:** Mike Bailey

General Manager Mike Bailey thanked staff for their work on the budgeting process, especially Brice Kahler, CFO, for his involvement in each area of the budget. Bailey shared information on damage that was found above the leisure pool at Eastridge, and an update on the Westridge Renovation and provided pictures of the project. The timeline for completion is October 2025.

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**Agenda item:** Department Updates – Wildcat Regional Park

**Presenter:** Mark Giebel

Mark Giebel, Backcountry Wilderness Area Director, presented a PowerPoint. Within his presentation:

- Input information from presentation/outline.



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**Agenda item:** Continued Business

Monica Wasden

Conclusions:

Vote to change Delegate Forum to 5-minutes

Mike Woodland Made a Motion, Mike Millington 108 Seconded.

Opened for Discussion/Delegates made comments. Pattie McGuineess, District 112, shared her support for this to pass and her support for more Delegate involvement and oversight of meetings.

A lot vote was conducted. Motion Failed.

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**Agenda item:** New Business

Monica Wasden

Dennis Epperly, District 2: Has received several complaints from neighbors within his district regarding the new internet/broadband being installed in Highlands Ranch and frustrations regarding the markings that are creating an eyesore. Dennis was curious if other Delegates have received complaints. General Manager Mike Bailey commented that this is a utility easement and there is not much we can do as HRCA. Will include a contact in the recap so residents can voice their concerns.

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**Agenda item:** Delegate Forum

**Presenter:** Delegates

**Discussion:**

None

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**Agenda item:** Adjournment

**Presenter:** Monica Wasden

**Conclusions:**

Motioned by Greg Herman representing District 17 and seconded by Bethany Koch representing District 49. The Meeting of the Delegates was adjourned to 7:31 p.m.

Respectfully submitted,

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Jim Allen, Secretary