Will-O-Wisp Metropolitan District
956 Wisp Creek Drive
Bailey, Colorado 80421

Monday, October 26, 2026 - 6:30 p.m. MST

BOARD MEETING AGENDA

Link to Join the Meeting:

Join Zoom Meeting
https://us05web.zoom.us/j/88492419707?pwd=nx2vToT3DOamUU6YcnQxw5DoDHaxQp.1
Meeting ID: 884 9241 9707
Passcode: 887348

- **Call Board Meeting to Order 6:30 p.m.**

Administrative **5 minutes**

- Roll Call of Board Members
- Roll Call of Virtual Attendees
- Approval of the August 2026 Agenda
- Code of Conduct Reminder
- Approval of Prior Meeting Minutes
    - September 26, 2026

Public Comments (3 minutes per person) **10 minutes**

Architectural Control Committee **5 minutes**

- 701 Wisp Creek - roof repair - approved
- 681 Wisp Creek Drive - roof replacement - approved

New Business **30 minutes**

- Proposed 2027 Water/Sewer Rate Increase Discussion - Will Raatz & Kyle Holmes

Water Plant/System **5 minutes**

- TIN Project (State Grant) update – extension until July 8, 2026 (Mark)

Previous Will O Wisp Business **10 minutes**

- Lone Rock Maintenance Plan (Paul/Sameer)
- Lone Rock Claim - Discussion under Legal in Execution Session
- Lone Rock Remote Temperature Monitor
- 2026 Audit Exemption - Nickie
- Fiber Optic Update (Sameer)
- Parking Lot Items:
    - New WOW Front Sign Update (Mark)

Finance/Administration **10 minutes**

- Financial Update
- Approval of Bill Payments
- Delinquent Water Accounts
- Overview of Upcoming Budget Season

Legal **20 minutes**

- General Legal Items
- General Property Insurance Discussion
- Rule 106 Update
- Askag Litigation Update
- Executive Session pursuant to §24-6-402(4)(b), C.R.S., for the specific legal question regarding Lone Rock and Notice of Claim

Miscellaneous District Items **5 minutes**

Public Comments (3 minutes per person) **10 minutes**

Adjourn