COLORADO CROSSING METROPOLITAN DISTRICT NOS. 1-3

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NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors	Office	Term Expires
Megan Waldschmidt	President	May, 2027
Paige Langley	Secretary	May, 2029
Andrew Klein	Treasurer	May, 2029
Jason Pock	Assistant Secretary	May, 2029
VACANT		May, 2027

DATE: Thursday, November 19, 2026
TIME: 10:00 a.m.
PLACE: Via Zoom

The meeting can be joined through the directions below:

To Join Zoom Meeting
https://zoom.us/j/87921534779
Meeting ID: 879 2153 4779
To Join by phone: 1 (719) 359 - 4580
+17193594580,,87921534779#

I. ADMINISTRATIVE MATTERS

A. Confirm quorum, call to order, present disclosures of potential conflicts of interest.

B. Approve agenda, confirm location of meeting, posting of meeting notices, and designate 24-hour posting location..

C. Consider the appointment of Alex Adams, eligible elector of Districts, to the Board of Directors of the Colorado Crossing Metropolitan District Nos. 1, 2 and 3 (Notice of Vacancy published January 16, 2026) (Administer Oaths of Director).

D. Discuss business to be conducted in 2027 and location (virtual and/or physical) of meetings. Schedule regular Board meetings and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).

E. Discuss requirements of Section 32-1-809, C.R.S. (District Transparency Notice) and direct staff regarding compliance for 2027 (post on SDA and Districts' websites).

F. Discuss Districts' insurance and authorize renewal of and documents necessary to obtain additional insurance and/or maintain coverage through the Colorado Special Districts Property and Liability Pool, authorize 2027 agency services with T. Charles Wilson Risk Management and authorize renewal of membership in the Special District Association ("SDA").

G. Discuss posting and remediation of meeting minutes on Districts' website and authorize actions associated therewith.

II. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.

a. Approval of the November 20, 2025 regular meeting minutes (enclosures).

b. **District No. 1** – Ratify approval of Service Agreement for Lighting Repair Services with Bible Electric, Inc.

c**.** **District No. 1** – Ratify approval of Service Agreement for 2025-2026 Snow Removal Services between District No. 1 and Robertson Lawn Sprinkler Co. d/b/a Robertson's Landscaping (enclosure).

d. **District No. 1** - Ratify approval of Master Service Agreement for 2026 Landscape Maintenance Services between District No. 1 and Robertson Lawn Sprinkler CO d/b/a Robertson's Landscaping ("2026 MSA") (enclosure).

e. **District No. 1** – Ratify approval of Task Order No. 1 to 2026 MSA for 2026 Parking Garage Maintenance (enclosure).

f. **District No. 1** – Ratify approval of Task Order No. 2 to 2026 MSA for 2026 Community Park Maintenance (enclosure).

g. **District No. 1** – Ratify approval of Task Order No. 3 to 2026 MSA for 2026 Maintenance (enclosure).

h. **District No. 1** - Ratify approval of Service Agreement for Preventative Maintenance Services between District No. 1 and Ernst Enterprises, Inc. d/b/a CoMech (enclosure).

i. **District No. 1** - Ratify approval of Service Agreement for Stormwater Inspection Services between District No. 1 and Steel City Enviro, LLC (enclosure).

III. PUBLIC / COMMUNITY COMMENT

Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes per person.

IV. FINANCIAL MATTERS

A. **District No. 1 - 3 –** Ratify approval of 2025 Audits and execution of Representations Letters (enclosures).

B. **District No. 1 - 3 -** Review and consider acceptance of Unaudited Financial Statements and Schedule of Cash Position (enclosures).

C. **District No. 1** - Consider ratification of previous claims and approval of current claims (enclosure).

D. Conduct Public Hearings on amendments of the 2026 Budgets and consider adoption of Resolutions to Amend the 2026 Budget, if necessary.

E. Conduct Public Hearings on the proposed 2027 Budgets and consider adoption of Resolutions to Adopt the 2027 Budget and Appropriate Sums of Money and Resolutions to Set Mill Levies (enclosures – draft budgets and resolutions).

F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosures).

G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies forms and Mill Levy Public Information forms ("Certifications") and direct District Accountant to file the Certifications with the Board of County Commissioners and other interested parties.

H. Discuss statutory requirements for an audit. Review proposal for 2026 audit services and consider engagement of Auditor to perform 2026 Audits (enclosures).

I. Review and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP ("CLA") for 2027 Accounting Services and appoint CLA to prepare 2028 Budgets (enclosures).

J. Review and acknowledge Cash Access and Internal Controls Memorandum from CLA (***enclosure***).

V. LEGAL MATTERS

A. **District No. 1** – Review and consider approval of the Tenth Amendment to Operation Funding Agreement between District No. 1 and Interquest Westside LLC (enclosure).

B. **District No. 1** – Review and consider approval of the Seventh Amendment to Facilities Funding and Acquisition Agreement between District No. 1 and Interquest Westside LLC (enclosure).

C. **District No. 1** – Rescind approval of Petition for Inclusion and adoption of Resolution No. 2025-02-01 for the Inclusion of Real Property (Lots 1, 3 and 4, Filing No. 15) previously approved February 20, 2025.

D. **District No. 1** – Conduct Public Hearing to consider inclusion of approximately 1.726 acres of property owned by Interquest Westside LLC into the boundaries of Colorado Crossing Metropolitan District No. 1 and consider adoption of a Resolution for Inclusion of Real Property (to be known as Lot 2, Filing 17) (enclosures: Petition and Resolution).

E. **District No. 1** – Conduct Public Hearing to consider inclusion of approximately 0.67 acres of property owned by Interquest Westside LLC into the boundaries of Colorado Crossing Metropolitan District No. 1 and consider adoption of a Resolution for Inclusion of Real Property (to be known as Lot 1, Filing 16) (enclosures: Petition and Resolution).

F. Discuss May 4, 2027 Regular Directors' Elections and consider adoption of Resolutions Calling May 4, 2027 Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosures). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions.

G. Review and consider adoption of Resolutions Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosures).

H. Review and consider adoption of Resolutions Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosures).

I. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

VI. MANAGER MATTERS

A. **District No. 1** - Discuss status of certain maintenance items, including but not limited to the below listed items, District services for 2027, and authorize necessary actions associated therewith:

- Landscaping/Irrigation
- Roadway patching
- Sidewalk and curb & gutter repair
- Security Improvements
- Elevator maintenance
- Fire extinguishers/signage maintenance.

VII. OTHER BUSINESS

A. Review Memo from Public Alliance LLC regarding Rates for Management Services (enclosure).

B. Confirm quorum for December 17, 2026 regular Board meeting or cancellation of same.

VIII. ADJOURNMENT

The next regular meeting is scheduled for December 17, 2026.