

COLORADO CROSSING METROPOLITAN DISTRICT NOS. 1-3

7555 E. Hampden Avenue, Suite 501

Denver, Colorado 80231

720-213-6621

www.coloradocrossingmds.com

NOTICE OF REGULAR MEETING AND AGENDA

| <u>Board of Directors</u> | <u>Office</u> | <u>Term Expires</u> |
|----------------------------------|----------------------|----------------------------|
| Michael Sandene | President | May, 2027 |
| Paige Langley | Secretary | May, 2029 |
| Andrew Klein | Treasurer | May, 2029 |
| Megan Waldschmidt | Assistant Secretary | May, 2027 |
| Jason Pock | Assistant Secretary | May, 2029 |

DATE: Thursday, November 20, 2025

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/4496175182>

Meeting ID: 449 617 5182

To Join by phone: 1 (719) 359 - 4580

One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

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

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

- C. Review and consider approval of Minutes from September 18, 2025 regular meetings (enclosures).

- D. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates 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 2026 (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 2026 agency services with T. Charles Wilson Risk Management and authorize renewal of membership in the Special District Association ("SDA").
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- G. 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.
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- H. **District Nos. 1 and 3** – Review results of November 4, 2025 Special Election (enclosures).
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II. FINANCIAL MATTERS

- A. **District No. 1 - 3** - Review and consider acceptance of September 30, 2025 Financial Statements (enclosures).
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- B. **District No. 1** - Consider ratification of previous claims and approval of current claims (enclosure).
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- C. Conduct Public Hearings on amendments of the 2025 Budgets and consider adoption of Resolutions to Amend the 2025 Budget (enclosures).
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- D. Conduct Public Hearings on the proposed 2026 Budgets and consider adoption of Resolutions to Adopt the 2026 Budget and Appropriate Sums of Money and Resolutions to Set Mill Levies (enclosures – preliminary assessed valuation, draft budgets and resolutions).
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- E. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.
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- F. 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.
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- G. Discuss statutory requirements for an audit. Review and consider approval of proposals for preparation of 2025 Audits (enclosures).
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- H. Review and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP (“CLA”) for 2026 Accounting Services and appoint CLA to prepare 2027 Budgets (enclosures).
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- I. Review and acknowledge Cash Access and internal Controls Memorandum from CLA (enclosure).
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III. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.
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- B. **District No. 1** - Discuss and consider approval of Ninth Amendment to Operation Funding Agreement between District No. 1 and Interquest Westside, LLC, if necessary.
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- C. **District No. 1** - Discuss and consider approval of Sixth Amendment to Facilities Funding and Acquisition Agreement between District No. 1 and Interquest Westside, LLC, if necessary.
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- D. **District No. 1** - Discuss and consider approval of Revocable License Agreement (Parking Garage) between District No. 1 and Baxter construction Company, L.L.C. (enclosure).
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IV. MANAGER MATTERS

- A. **District No. 1** - Discuss status of certain maintenance items, including but not limited to the below listed items, District services for 2026, and authorize necessary actions associated therewith:
- Landscaping/Irrigation
 - Roadway patching
 - Sidewalk and curb & gutter repair
 - Security Improvements
 - Elevator maintenance
 - Fire extinguishers/signage maintenance.

V. OTHER BUSINESS

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

The next regular meeting is scheduled for December 18, 2025.