

SUMMERFIELD METROPOLITAN DISTRICT NOS. 1-3
JOINT REGULAR MEETING

Thursday, October 22, 2026 at 10:00 A.M.

<https://www.summerfieldmetrodistricts.org/>

The teleconference meeting can be joined through the following Zoom details:

Zoom Meeting Link:

<https://us06web.zoom.us/j/81946836001?pwd=JSrnLpW2KUWjBYByVAvok0B0laAQMY.1>

Meeting ID: 819 4683 6001

Passcode: 508323

Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

Board of Directors

Jon R. Lee, President	Term Expires May 2027
Jessica Brothers, Treasurer	Term Expires May 2029
Amber Morrison, Secretary	Term Expires May 2029
Crosby Lee, Assistant Secretary	Term Expires May 2027
Vacancy	Term Expires May 2027

AGENDA AND NOTICE

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
5. 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, by any Board member.
 - a. Approval of May 21, 2026 Joint Regular Minutes and August 6, 2026 Special Minutes (*enclosures*)
 - b. Approval of Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (District No. 1)
 - c. Adoption of Joint 2027 Annual Administrative Resolution (*enclosure*)
 - d. Ratification of 2025 Consolidated Annual Report (*enclosure*)
 - e. Adoption of Resolution Calling May 2027 Director Election and Ratifying All Previous Action (*enclosure*)
- 5.1 Items pulled from Consent Agenda
6. Annual Administrative Matters
 - a. Discuss Director Meeting Attendance Compensation and Approval of BMO Worker's Compensation Coverage (District No. 1)

2026 Regular Meetings are held the 4th Thursday of April and October at 10:00 a.m. and the 3rd Thursday of May, September, November and December at 9:00 a.m. via Zoom teleconference.

For questions, please call 303-858-1800.

- b. Approval of 2027 Exclusion from BMO Worker's Compensation Coverage (District Nos. 2 and 3)
 - c. Consider Approval of Master Services Agreement and Statement of Work with CliftonLarsonAllen, LLC (*enclosure*)
 - d. Updated Engagement Letter with WBA, PC (Updated Admin Service Fee Provision) (*enclosures*)
 - e. Consider Amendment to Resolution Concerning the Imposition of a Capital Facilities Fee to Clarify Fee Due Date: for New Build For Sale Residential Unit (at time builder conveys to 3rd party purchaser), for For Rent Residential Unit (at time builder obtains certificate of occupancy), and for the conveyance of Build-to-Rent Residential Unit (earlier of the time builder obtains certificate of occupancy or builder conveys title to the Residential Unit to a 3rd party build-to-rent purchaser) (*enclosure*)
7. Financial Matters
- a. Review of Payables/Financials (*enclosures*)
 - b. Conduct Public Hearing on 2026 Budget Amendment (*if necessary*)
 - i. Consider Adoption of Resolution Amending 2026 Budget
 - c. Conduct Public Hearing on 2027 Budget
 - i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2027 Calendar Year (*enclosures*)
 - d. Consider Auditor Proposal for 2026 Audits
 - e. November 2026 TABOR Election Status
 - f. Discuss District No. 3's Initial Advance Request Timing Under the Operation/Maintenance and Administration and Capital Funding and Reimbursement Agreements with Section 4 Investors, LLC Administrative Matters
8. Legal Matters
- a. Drainage Easement Condemnation: Resolution of Necessity (*enclosure*); Toll Condemnation Cost Funding Commitment Agreement; Easement Agreement and Easement Area Legal Description; Other Condemnation
 - b. District No. 1 and CDG Summerfield, Inc., 2021 to 2025 Funding and Reimbursement Agreement (Capital Cash Advance): 1-yr Renewal Notice from Developer if Necessary (2026, 2027); Joint Resolution Interim Ratification and Current Acknowledgement of Receipt of Capital Advances and Repayment via District No. 2 Series 2025 Drawdown Bond
9. Construction Update
- a. Public Improvement Construction Report
 - b. IDES Cost Certification and Acquisition Report; CLA Cost Certification (*enclosure*)
 - c. Joint Acceptance Resolution:
 - i. District No. 1 Acceptance of District Eligible Certified Costs Regarding Public Improvement Cost Reimbursement by District No. 2
 - ii. District No. 2 Capital Funding and Fill-up of Series 2025 Drawdown Bond and Annual Appropriation Notes Regarding District No. 1's Approved District Eligible Certified Costs

10. Next Regular Meeting (November 19, 2026 at 9:00 a.m.); Adjourn