REDTAIL RIDGE METROPOLITAN DISTRICT

(Formerly known as Redtail Ridge Metropolitan District No. 3)
450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380
https://redtailridgemetrodistricts.specialdistrict.org/

NOTICE AND AGENDA OF REGULAR MEETING

DATE: Wednesday, December 2, 2026

TIME: 9:00 a.m.

LOCATION / ACCESS: You may attend the meeting in any of the following ways:

1. Join Zoom Meeting
   https://us02web.zoom.us/j/83637155292?pwd=cfv7OHCiAaSLjzqQ2bMA9w9afODnjj.1

   Meeting ID: 836 3715 5292
   Passcode: 086184

2. To attend via telephone, dial 1-346-248-7799 and enter the following additional information:

   Meeting ID: 836 3715 5292
   Passcode: 086184

Board of Directors	Office	Term Expires
Donald "Don" Guerra	President	May 2029
Robert ("Bob") Eck II	Treasurer	May 2027
David Saad	Assistant Secretary	May 2027
VACANT		May 2029
VACANT		May 2027
Lisa A. Jacoby	Secretary	Non-elected

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notices. Approve Agenda.

C. Public Comment - Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

D. Review and consider approval of the Minutes of the November 4, 2026, Regular Board Meeting (enclosure).

II. TRANSPORTATION DEMAND MANAGEMENT ("TDM") MATTERS [TDM Committee – Director Guerra, MaryAnn McGeady and Commuting Solutions]

A. Consider appointment of developer representative(s) to the TDM Committee.

B. TDM Update/Presentation by Commuting Solutions (enclosures).

C. Consider approval of Commuting Solutions TDM Task Orders:

1. Task Order No. 4 for 2027 TDM Review and Consultation Services for review and comment on plan required by AdventHealth Avista, for an amount not to exceed $15,000 (enclosure).

2. Task Order No. 5 for 2027 TDM Review and Consultation Services, for an amount not to exceed $100,000 (enclosure).

III. CONSTRUCTION MATTERS [Construction Committee - Director Guerra and Jess Bartels]

A. Construction Committee Update.

IV. FINANCIAL MATTERS

A. Discuss and consider approval of **Cost Certification No. 24**, dated December 2, 2026, certifying Verified Costs in the amount of **$160,560.74** (enclosure).

B. Discuss and consider approval of **DE (Escrow) Cost Certification No. 19**, dated December 2, 2026, certifying Escrow Costs in the amount of **$1,818,560.57** (enclosure).

1. Discuss and consider approval of **Draw Request No. 19** (Subdivision Improvement Guarantee Escrow Agreement) for payment to **M.A. Mortenson Company** in the amount of **$1,818,560.57** (enclosure).

C. Review and consider ratification of approval of the payment of **Paid Claims** for the period of October 29, 2026 through November 24, 2026, in the amount of **$2,260,608.83** (enclosure).

D. Review and consider acceptance of the Schedule of Cash Position, for the period ending September 30, 2026, updated as of October 30, 2026 (enclosure).

E. Consider engagement of BiggsKofford LLP to perform the 2026 Audit (enclosure).

F. Review and consider approval of Special Districts Master Service Agreement and Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2027 Accounting Services (enclosure).

V. LEGAL MATTERS

VI. OTHER BUSINESS

A. Confirm a quorum for January 6, 2027 Regular Meeting at 9:00 a.m., via Zoom.

VII. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR JANUARY 6, 2027, AT 9:00 A.M.