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, November 4, 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 October 7, Regular Board Meeting (enclosure).

E. Discuss business to be conducted in 2027 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 (enclosure).

F. Discuss remediation and posting of meeting minutes on District website and authorize actions associated therewith.

G. Acknowledgement of acquisition of Streamline by Civic Plus.

H. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime) and authorize 2027 renewal of insurance coverage through the Colorado Special Districts Property and Liability Pool and membership renewal in the Special District Association. [Crime limit increased to $1M in 2024]

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

A. Consider appointment of developer representatives to the TDM Committee [Change Lee, Ryan Zordan and Nate Cronin].

B. TDM Update/Presentation by Commuting Solutions.

C. Consider approval of Commuting Solutions TDM Task Orders:

1. Task Order No. 2 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. 3 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.

B. Ratify approval of M.A. Mortenson Change Order No. 17, in the amount of $415,510.66 (enclosure).

C. Ratify approval of M.A. Mortenson Change Order No. 18, in the amount of $48,303.22 (enclosure).

D. Ratify approval of M.A. Mortenson Change Order No. 19, in the amount of $21,935.08 (enclosure

IV. FINANCIAL MATTERS

A. Discuss and consider approval of **Cost Certification No. 23**, dated November 4, 2026, certifying Verified Costs in the amount of **$220,668.37** (enclosure).

B. Discuss and consider approval of **DE (Escrow) Cost Certification No. 18**, dated November 4, 2026, certifying Escrow Costs in the amount of **$1,911,309.30** (enclosure).

1. Discuss and consider approval of **Draw Request No. 18** (Subdivision Improvement Guarantee Escrow Agreement) for payment to **M.A. Mortenson Company** in the amount of **$1,911,309.30** (enclosure).

C. Review and consider ratification of approval of the payment of **Paid Claims** for the period of October 1, 2026 through October 28, 2026, in the amount of **$2,630,777.16** (enclosure).

D. Review and consider acceptance of the Schedule of Cash Position, for the period ending June 30, 2026, updated as of October 28, 2026 (enclosure).

E. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

F. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).

G. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

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

I. Consider appointment of District Accountant to prepare 2028 Budget.

J. Discuss statutory requirements for an audit. Consider engagement of auditor to perform the 2026 Audit.

K. 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 2027-2029 Accounting Services / Management Services (to be distributed).

V. LEGAL MATTERS

A. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution 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. Self-Nomination Forms are due by February 26, 2027 (enclosure). Discuss the need for ballot issues and/or questions.

B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).

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

D. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

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

VI. OTHER BUSINESS

A. Confirm a quorum for the December 2, 2026 Regular Meeting at 9:00 a.m., via Zoom.

VII. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 2, 2026, AT 9:00 A.M.