

NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
SILVER PEAKS METROPOLITAN DISTRICT NOS. 1-4 & 7

NOTICE IS HEREBY GIVEN that the Boards of Directors (the “Boards”) of the Silver Peaks Metropolitan District Nos. 1-4 & 7 (the “Districts”), of the Town of Lochbuie, Weld County, Colorado, will hold a special meeting at 10:30 a.m., or as soon as thereafter possible, on October 28, 2025, by telephone and video conference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: October 28, 2025
Time: 10:30 a.m., or as soon thereafter as possible
Video: [Zoom Meeting Link](#)
Call-In Number: 1.669.254.5252
Meeting ID: 160 177 7509
Passcode: 610262

AGENDA

BOARD OF DIRECTORS

David Duncan, President, (2023-2027)
John Covert, Treasurer (2025-2029)
Todd Johnson, Secretary (2023-2027)
Vacancy (2025-2029)
Vacancy (2025-2027 (D1-4 only)
Vacancy (2025-2029) (D7 only)

1. Call to Order
2. Consider Approval of the Agenda and Meeting Location
3. Disclosure of Potential Conflicts of Interest
4. Public Comment (limited to three minutes per person)
5. Consider Approval of Minutes of July 29, 2025 Special Meeting
6. Consider Approval of Minutes of July 29, 2025 Annual Meeting
7. Financial Items
 - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
 - b. Public Hearing re: 2025 Budget Amendments
 - i. Consider Approval of Resolutions Amending 2025 Budgets, if needed
 - c. Public Hearing re: 2026 Budgets

- i. Consider Approval of Resolutions Adopting 2026 Budgets, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the Districts for Collection in Fiscal Year 2026
 - d. Consider Ratification and Approval of 2024 Audits and Audit Exemptions
- 8. Attorney Items
 - a. Consider Approval of Developer Funding and Reimbursement Agreement and Advance and Reimbursement Agreement for District Nos. 1-3
 - b. Consider Approval of Fee Resolution for District Nos. 1-3
 - c. Consider Approval of 2026 Administrative Matters Resolution
 - d. Discuss and Set 2026 Annual Meeting Date (for Districts with residential units)
 - e. Consider Approval of Resolution re Exclusion from Workers Compensation
 - f. Consider Ratification and Approval of 2024 Annual Report
 - g. Consider Approval of Annual Engagement of District Consultants
 - h. Review Spencer Fane Updated Standard Terms and Conditions for Legal Services
 - i. Discuss Memo re: 2025 Legislative Updates
- 9. Development Update
- 10. Director Items
- 11. Other Business
 - a. Discuss Board Vacancies
 - b. Discuss Transition of District Website Platform from SIPA to Streamline
- 12. Continuation/Adjournment