

**SUMMERFIELD METROPOLITAN DISTRICT NOS. 1-3**  
**JOINT REGULAR MEETING**

Thursday, April 23, 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/89162378612?pwd=Oi732eFKHaNiIOtWKNnLO7F6HiWDF1.1>

Meeting ID: 891 6237 8612

Passcode: 685486

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

**Board of Directors**

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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

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**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. District Nos. 1 and 2 Approval of March 23, 2026 Joint Special Minutes (*enclosure*)
  - b. District No. 3 Approval of December 18, 2025 Joint Special Minutes (*enclosure*)
  - c. Website Vendor (Streamline) Unilateral Price Increase Effective January 1, 2026 (\$80/month to \$99/month)
  - d. District No. 1: Bellock Construction Management and District Management Services and 2026 Rates (*enclosure*)
6. Items pulled from Consent Agenda
7. Financial Matters
  - a. Review of Payables/Financials (*enclosures*)
  - b. Conduct Public Hearing on 2025 Budget Amendment (District Nos. 1 and 2)

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

**For questions, please call 303-858-1800.**

- i. Consider Adoption of Resolution Amending 2025 Budget (District Nos. 1 and 2)(*enclosure*)
    - c. 2025 Audit Status
    - d. Discuss District No. 3 Future Fill Up Bond Timing
- 8. 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
  - a. Public Improvement Category TABOR Authorization; Consider November 2026/May 2027 TABOR Election Resolution for Additional TABOR Authorization (*enclosure*)
- 9. Construction Update
  - a. Public Improvement Construction Report
  - b. Developer Reimbursement: IDES Cost Certification and Acquisition Reports; CLA Cost Certification
  - 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 (D1 and D2 May 21, 2026); Adjourn