

WOLF CREEK RUN WEST METROPOLITAN DISTRICT

7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
Tel: 720-213-6621
<https://wolfcreekrunwestmd.org/>

NOTICE OF REGULAR MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u> | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Carlton Babbs | | 2029/May 2029 |
| Maia Babbs | | 2029/May 2029 |
| Jeff Johnson | Assistant Secretary | 2027/May 2027 |
| Maurice Bennett | Assistant Secretary | 2027/May 2027 |
| Craig Myles | Assistant Secretary | 2027/May 2027 |
| AJ Beckman | Secretary | |

DATE November 19, 2025
TIME: 11:00 A.M.
LOCATION: Via Zoom

Join Zoom Meeting
<https://zoom.us/j/4496175182>
Meeting ID: 449 617 5182
To Join by phone: 1 (719) 359 - 4580
One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum. Present Disclosures of Potential Conflicts of Interest.

- B. Approve agenda; confirm location of meeting, posting of meeting notice and designate 24-hour posting location.

- C. Discuss results of May 6, 2025 Regular Election (enclosure) and consider the appointment of President and Treasurer.

- D. 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.

- E. Review and consider approval of the March 19, 2025 Special Meeting Minutes (enclosure).

F. Discuss business to be conducted in 2026 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 24-Hour Notices (enclosure).

G. Discuss District's insurance and authorize renewal of and documents necessary to obtain additional insurance and/or maintain coverage through the Colorado Special Districts Property and Liability Pool, authorize 2026 agency services with Highstreet TCW Risk Management and authorize renewal of membership in the Special District Association ("SDA").

H. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).

II. FINANCIAL MATTERS

A. Update on timing of bond issuance.

1. Ratify engagement of Tierra Financial Advisors, LLC for Municipal Advisory Services.
 2. Ratify engagement of Greenberg Traurig, LLP as Bond Counsel.
 3. Ratify engagement of Taft Stettinius & Hollister LLC as Disclosure Counsel.
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B. Review and accept unaudited financial statements (to be distributed).

C. Discuss status of District checking account.

D. Review Memo from Public Alliance LLC regarding Rates for Management Services (enclosure).

E. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.

- F. Discuss and consider adoption of Resolution Regarding the Imposition of District Fees.

- G. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (Budget Resolutions and 2026 Draft Budget enclosures).

- H. Discuss and consider adoption of Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan, if necessary.

- I. 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 Manager and/or District Accountant to file Certification with the Board of County Commissioners and other interested parties.

- J. Consider the appointment of District Accountant to prepare the 2027 Budget.

- K. Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2025.

III. LEGAL MATTERS

- A. Discuss the conveyance of Tracts B through P, inclusive, Wolf Creek Run West Filing 2A (the “Tracts”).
 - 1. Ratify acceptance of the Tracts pursuant to that certain Special Warranty Deed from Wolf Creek Run West LLC to the District (enclosure).
 - 2. Ratify acceptance of certain public improvements located on the Tracts pursuant to that certain Bill of Sale from Wolf Creek Run West LLC to the District (enclosure).
 - 3. Ratify acceptance of the Assignment of Warranties from Wolf Creek Run West LLC to the District (enclosure).

- B. Discuss and consider approval of Billing Services Agreement between the District and Wolf Creek Run West 2 Community Association, Inc.
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- C. Discuss HB25-1090 compliance related to professional services provider engagements.
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- D. Discuss and consider approval of First Amendment to Operation Funding Agreement, if necessary.
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IV. OPERATIONS AND MAINTENANCE

- A. Review and consider approval of a Service Agreement for Snow Removal Services between the District and All Phase Landscape Construction, Inc. (enclosure).
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- B. Review and consider approval of a Service Agreement for Landscape Maintenance Services between the District and All Phase Landscape Construction, Inc. (enclosure).
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V. CONSTRUCTION MATTERS

- A. Report on status of development.
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V. OTHER BUSINESS

- A. _____
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VI. ADJOURNMENT

There are no more regular meetings scheduled for 2025.