

# LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
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<https://lakebluffmetrodistricts1-3.colorado.gov/>

## NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Paige Langley	President	2029/May 2029
Andrew R. Klein	Treasurer	2029/May 2029
Jason Pock	Assistant Secretary	2027/May 2027
Megan Waldschmidt	Assistant Secretary	2027/May 2027
<b>VACANT</b>		2029/May 2029
David Solin	Secretary	

DATE: Tuesday, January 20, 2026

TIME: 2:00 p.m.

PLACE: Zoom Meeting:

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Zoom information:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

## I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest. Approve agenda; confirm location of meeting, posting of meeting notices and designate 24-hour posting locations.

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- B. Discuss vacancy on Boards of Director and consider the appointment of eligible elector of the Lake Bluff Metropolitan District Nos. 1, 2 and 3, Sam Gottsegen, to the Boards of Directors. (*Notice of Vacancy published December 4, 2025*). Administer Oaths of Director.

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## II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.

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### III. FINANCIAL MATTERS

A. **District No. 1** - Review and ratify approval of payments of claims (enclosure).

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B. Review and accept unaudited financial statements (enclosure).

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C. Discuss acceptance of, and reimbursement for, verified District eligible costs:

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i. Review and consider acceptance of Engineer's Report and Certification #51 prepared by Ranger Engineering, LLC ("Report #51") (enclosure).

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ii. **District No. 2** - Authorize and approve requisition of funds related to Report #51 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021<sub>(3)</sub> and authorize necessary actions in conjunction therewith (to be distributed).

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iii. **District Nos. 1 and 3** - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.

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### IV. LEGAL MATTERS

A. Discuss District services for 2026 and authorize necessary actions related thereto.

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B. Discuss status of inclusions under Inclusion Agreement.

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C. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.

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D. **District No. 1** – Report on status of dedication of Raw Water Credits by District No. 1 to the City of Greeley.

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E. **District No. 1** – Report on status of request for reimbursement related to the Cache Waterline.

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V. CAPITAL IMPROVEMENTS (**District No. 1**)

A. Status update on Lake Bluff Subdivision Phase I Site Development Project and authorize necessary actions in connection therewith.

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i. Report from Construction Committee.

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VI. OTHER BUSINESS

A. \_\_\_\_\_

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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 17, 2026.**