LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

141 Union Boulevard, Suite 150 Lakewood, Colorado 80228-1898 Tel: 303-987-0835 800-741-3254 Fax: 303-987-2032

https://lakebluffmetrodistricts1-3.colorado.gov/

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors: Office: Term/Expiration: Michael Sandene President 2029/May 2029 Andrew R. Klein Treasurer 2029/May 2029 Jason Pock 2027/May 2027 **Assistant Secretary Assistant Secretary** 2027/May 2027 Megan Waldschmidt Paige Langley **Assistant Secretary** 2029/May 2029

David Solin Secretary

DATE: Tuesday, November 18, 2025

TIME: 2:00 p.m.

PLACE: **Zoom Meeting:**

Zoom information:

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

Meeting ID: 546 911 9353 Passcode: 912873 Dial In: 1-719-359-4580

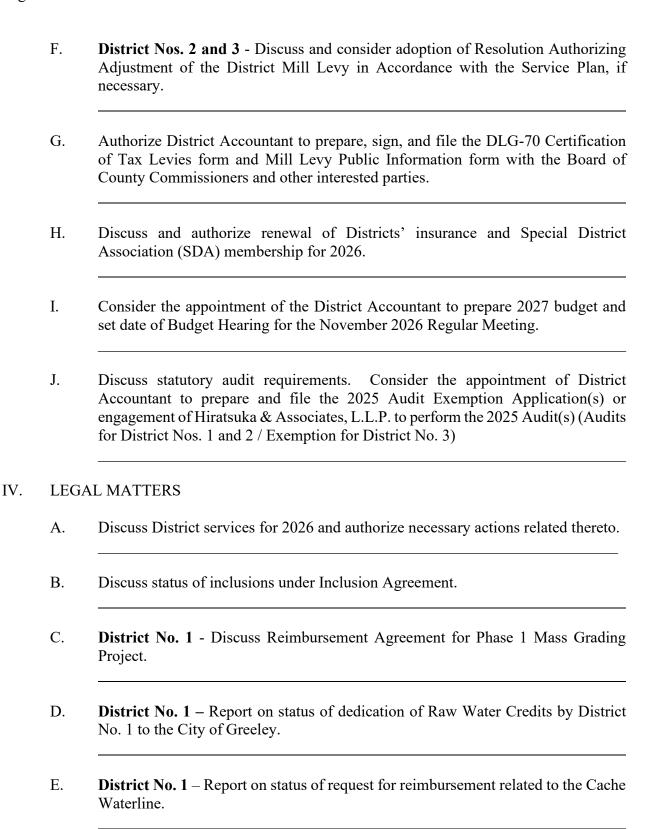
I. ADMINISTRATIVE MATTERS

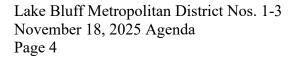
- A. Confirm quorum and present disclosures of potential conflicts of interest. Approve agenda; confirm location of meeting and posting of meeting notices.
- B. Review and consider approval of Minutes from the October 21, 2025 Regular Meetings (enclosures).
- C. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested is 3rd Tuesday of every month at 2:00 p.m.) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting 24-Hour Notices (enclosure).

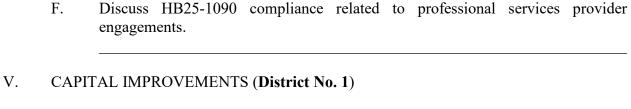
^{*} Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.

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	D. Discuss requirements of Section 32-1-809, C.R.S., and direct sta compliance for 2026 (District Transparency Notice).		uss requirements of Section 32-1-809, C.R.S., and direct staff regarding pliance for 2026 (District Transparency Notice).	
II.	PUB	LIC CC	OMMENTS	
	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.		
III.	FINA	ANCIAI	L MATTERS	
	A.	District No. 1 - Review and ratify approval of payments of claims (enclosure).		
	B.	Review and accept unaudited financial statements, if any.		
	C.	Discuss acceptance of, and reimbursement for, verified District eligible costs:		
		i.	Review and consider acceptance of Engineer's Report and Certification #49 prepared by Ranger Engineering, LLC ("Report #49") (enclosure).	
		ii.	District No. 2 - Authorize and approve requisition of funds related to Report #49 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021 ₍₃₎ and authorize necessary actions in conjunction therewith (to be distributed).	
		iii.	District Nos. 1 and 3 - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.	
	D.	Conduct Public Hearing to consider amendment of the 2025 Budget and consider adoption of Resolution to Amend the 2025 Budget and Appropriate Expenditures, if necessary.		
	E.	Reso Levie Fund	duct Public Hearing on the proposed 2026 Budget and consider adoption of dution to Adopt the 2026 Budget and Appropriate Sums of Money and Set Mill es (for General Fund, Debt Service Fund and Other l(s) for a total mill levy of) (enclosures – preliminary seed valuation, 2026 draft Budget and resolutions).	







- A. Status update on Lake Bluff Subdivision Phase I Site Development Project and authorize necessary actions in connection therewith.
 - i. Report from Construction Committee.

VI. OTHER BUSINESS

A.

VII. ADJOURNMENT <u>THE NEXT REGULAR MEETING IS SCHEDULED FOR</u> <u>DECEMBER 16, 2025.</u>

Informational Enclosures:

• Memo regarding New Rate Structure from Special District Management Services, Inc.