# WEST LOT METROPOLITAN DISTRICT NOS. 1 AND 2

450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380
https://westlotmetropolitandistricts.specialdistrict.org/

## NOTICE OF REGULAR MEETING AND AGENDA

**DATE**: November 17, 2026

**TIME**: 2:00 P.M.

**LOCATION**: VIA ZOOM

Join Zoom Meeting
https://us02web.zoom.us/j/83367043910?pwd=Uwu0PaEJ8aQeSSde6rDHEFhIgJzbsL.1
Meeting ID: 833 6704 3910
Passcode: 262696
Dial In: 1-719-359-4580

| District No. 1 Board of Directors | District No. 2 Board of Directors | Office | Term Expires |
|---|---|---|---|
| Patrick Walsh | Patrick Walsh | President | May, 2029 |
| Harold R. Roth | Harold R. Roth | Secretary | May, 2029 |
| Kyle Lehman | Kyle Lehman | Treasurer | May, 2027 |
| Vacant | Lisa Patel | Assistant Secretary | May, 2027 |
| Vacant | Vacant | Assistant Secretary | May, 2029 / 2027 |

## I. ADMINISTRATIVE MATTERS

A. Confirm quorum and present Disclosures of Potential Conflicts of Interest.

B. Confirm location of the meeting and posting of meeting notice. Approve agenda.

C. Discuss Board vacancies.

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 minutes from the July 14, 2026 regular meeting and statutory annual meeting (enclosures).

F. Discuss business to be conducted in 2027 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 of 24-Hour Notices (enclosure). [*Suggested dates are July 13, 2027 and November 16, 2027, at 2:00 p.m. via Zoom*]

G. Discuss and authorize renewal of District's insurance and Special District Association (SDA) membership for 2027.

H. Acknowledgement of acquisition of Streamline by Civic Plus.

I. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

## II. FINANCIAL MATTERS

A. Review and discuss unaudited financial statements and schedule of cash position (to be distributed).

B. **District No. 1** - Review and ratify / approve the payment of claims (to be distributed).

C. **District No. 1** – Discuss and authorize reimbursement to West Lot LLC under that certain Operation Funding Agreement between West Lot Metropolitan District No. 1 and West Lot LLC dated November 15, 2019, effective November 27, 2018, as amended, and authorize necessary actions in connection therewith.

D. Conduct Public Hearing on the 2026 Budget Amendment and consider adoption of Resolution Amending the 2026 Budget (enclosures).

E. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt Budget and to Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Preliminary AV, draft budget and Resolutions).

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

G. 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 Accountant or District Counsel to file the Certification with the Board of County Commissioners and other interested parties.

H. Discuss audit requirements and consider the engagement of Colorado CPA Company PC to perform the 2026 Audit or appoint the District Accountant to prepare and file the 2026 Audit Exemption Application.

I. Consider the appointment of the District Accountant to prepare the 2028 Budget.

## III. LEGAL MATTERS

A. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 26, 2027 (enclosure). Discuss the need for ballot issues and/or questions.

B. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

C. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

D. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).

## IV. OTHER BUSINESS

A. Report on status of Development.

## V. ADJOURNMENT

**There are no more regular meetings scheduled in 2026.**