

ERIE COMMONS METROPOLITAN DISTRICT NOS. 1 & 3
JOINT REGULAR MEETING

Wednesday, October 28, 2026 at 9:00 a.m. via teleconference

<https://www.eriecommonsmetrodistricts.org/>

Zoom Meeting Link:

<https://us06web.zoom.us/j/89434631051?pwd=bxaluJWa3bOobRl68NcTR2oKWmirqP.1>

Meeting ID: 894 3463 1051

Passcode: 645441

Call In Number: (720) 707-2699

Boards of Directors

Jon R. Lee, President	Term Expires May 2029
Jessica Brothers, Treasurer/Secretary	Term Expires May 2029
Vacant	Term Expires May 2029
Vacant	Term Expires May 2027
Vacant	Term Expires May 2027

AGENDA AND NOTICE

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Disclosure of Conflicts
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. Comments will be taken in the order reflected on the sign-in sheet.
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. Approval of April 22, 2026 Joint Regular Meeting Minutes (*enclosure*)
 - b. Approval of Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (*enclosure*)
 - c. Adoption of Joint 2027 Annual Administrative Resolution (*enclosure*)
 - d. Consider Adoption of Joint Resolution Calling May 4, 2027 Director Election and Ratifying All Actions Taken by General Counsel and the Designated Election Official (*enclosure*)
 - e. Consideration of 2025 Annual Reports (District Nos. 1 and 3) (enclosures)
 - f. Consideration of 2027 Disclosure Notice Pursuant to § 32-1-809, C.R.S. (District Nos. 1 and 3) (enclosures)
- 5.1 Items pulled from Consent Agenda
6. Administrative Matters
 - a. Approval of Statement of Work with CliftonLarsonAllen LLP and Cash Access Memo (*enclosures*)

- b. Updated Engagement Letter with WBA, PC (Updated Admin Service Fee Provision) (*enclosure*)
 - c. Discuss Director Meeting Attendance Compensation and 2027 Exclusion/Inclusion of BMO Worker's Compensation Coverage (with update to 2027 AAR #27 accordingly)
 - d. Other Administrative Matters
- 7. Financial Matters
 - a. Review of Payables/Financials (*enclosures*)
 - b. Town of Erie Request for District No. 1 Cost Share Reimbursement of Maintenance and Operations Costs of Irrigation System Facilities (*enclosure*)

IF NECESSARY: Executive session of the Board of Directors pursuant to Colorado Revised Statutes, Section 24-6-402(4)(b) and (e) for: (i) the purpose of receiving legal advice regarding Town of Erie's Cost Reimbursement Demand; and (ii) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as these purposes relate to the Town reimbursement demand.

 - c. Conduct Public Hearing on 2026 Budget Amendments (District Nos. 1 General Fund and No. 3 Debt Service Fund)
 - i. Consider Adoption of Resolution Amending 2026 Budget (*enclosures*)
 - d. Conduct Public Hearing on 2027 Budgets (District Nos. 1 and 3)
 - i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2027 Calendar Year (*enclosures*)
- 8. General Matters
 - a. District No. 3 – Common Area Maintenance Report; Maintenance Revenue Limitations 12 Mills
 - b. District No. 3 – Monarch Properties Landscape Grounds Management Agreement Finalization Status
 - c. District No. 1 BAN and All Outstanding Indebtedness Forgiveness/Defeasance and Subsequent District Dissolution Plan
- 9. Next Regular Meeting (April 28, 2027); Adjourn