

**EC WEST COMMUNITY AUTHORITY BOARD (THE “CAB”),
EC WEST METROPOLITAN DISTRICT NOS. 1-5, EC WEST
COMMERCIAL METROPOLITAN DISTRICT, EC WEST
OVERLAY METROPOLITAN DISTRICT
AND EC WEST WATER & SANITATION DISTRICT
(THE “DISTRICTS”)**

c/o Public Alliance
7555 E. Hampden Avenue, Suite 501
Denver, CO 80231
<https://www.ecwestmetrodistricts.org/>

Notice of Joint Regular Meeting and Agenda

DATE: Tuesday, October 27, 2026

TIME: 2:00 p.m.

LOCATION: These District and CAB Board meetings will be held by video/telephonic means without any individuals (neither district representatives nor the general public) attending in person. Please use the information below to attend this meeting by video/telephonic means.

You can attend the meeting in the following ways:

1. To attend via Zoom Videoconference, use the link below:

<https://zoom.us/j/83213249626>

2. To attend via telephone, dial 719-359-4580 and enter the following additional information:

Meeting ID: 832 1324 9626

One tap mobile: +17193594580,,83213249626#

CAB AND DISTRICTS:

<u>Board of Directors</u>	<u>District Appointed From</u>	<u>Term Expires</u>
Timothy Craft / President	EC West MD No. 5 and EC West Commercial MD	May 2027
Jim Yates / Treasurer	EC West MD Nos. 1 and 2	May 2027
Margaret Brown / Assistant Secretary	EC West MD No. 5	May 2027
David Gallo / Assistant Secretary	EC West MD No. 3	May 2029
Zachary Jansen / Assistant Secretary	EC West MD No. 4	May 2029
AJ Beckman / Secretary		Non-elected

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices. Approve Agenda.
- C. Review and consider approval of Minutes from the May 18, 2026 Special Meeting (enclosures).
- D. Discuss increase of Public Alliance LLC rates for District Management Services (enclosure).
- E. Acknowledgement of acquisition of Streamline by Civic Plus.
- F. 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 (enclosure). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions.
- G. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).
- H. 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).
- I. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).
- J. **[EC West Metropolitan District Nos. 1, 2, 3, 4 and 5, EC West Commercial Metropolitan District, EC West Overlay Metropolitan District and CAB]**
Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2026.
- K. **[EC West Metropolitan District Nos. 3, 4 and 5, EC West Commercial Metropolitan District and EC West Overlay Metropolitan District]**
Discuss and consider adoption of Resolution Declaring Inactive Status and authorize actions connected therewith.

- L. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Discuss and authorize renewal of Districts' insurance and Special District Association (SDA) membership for 2027.
- M. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.
- N. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
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).

II. PUBLIC COMMENT. Members of the public may express their view to the Board on matters that affect the District and CAB that are not otherwise on the agenda. Comments will be limited to three (3) minutes.

III. FINANCIAL MATTERS

- A. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Review and accept unaudited financial statements as of September 30, 2026 (enclosures).
- B. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Consider Ratification of District and/or CAB Payments made through October 27, 2026 (enclosures).
- C. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Review Fraud Prevention Reminder for Board Members from District Accountant (enclosure).
- D. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Conduct Public Hearings to consider amendment of the 2026 Budgets and consider adoption of Resolutions to Amend the 2026 Budgets and Appropriate Expenditures, if necessary (enclosures).

- E. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Conduct Public Hearings on the proposed 2027 Budgets and consider adoption of Resolutions to Adopt the 2027 Budgets, Appropriate Sums of Money, and Set Mill Levies (enclosures).
- F. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Consider appointment of Districts and CAB Accountant to prepare 2028 Budget.
- G. **[EC West Water & Sanitation District]**
Discuss statutory requirements for an audit. Authorize District Management to obtain proposals to perform the 2026 Audit.
- H. **[CAB and EC West Water & Sanitation District]**
Discuss status of bond / debt issuances in 2027.

IV. LEGAL MATTERS

- A. **[CAB, EC West Metropolitan District Nos. 1 and 2 and EC West Water & Sanitation District]**
Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).
- B. **[EC West Water & Sanitation District]**
Review and ratify approval of First Amendment to the Operations Advance Agreement between Colorado Ranch and Land Holdings, LLC and the EC West Water & Sanitation District (enclosure).
- C. **[EC West Water & Sanitation District]**
Review and adopt Resolution Declaring the District's Intent to Reimburse Expenditures with the Proceeds of Future Tax-Exempt Bonds (enclosure).
- D. **[EC West Water & Sanitation District]**
Review and adopt Resolution Declaring Intent to Reimburse Developer for Advances for Operations, Maintenance, and Capital Expenses (enclosure).
- E. **[CAB]**
Review and consider approval of First Amendment to Operation Funding Agreement between the CAB and Colorado Ranch and Land Holdings, LLC.
- F. **[CAB]**
Review and consider approval of First Amendment to Facilities Fundings and Acquisition Agreement between the CAB and Colorado Ranch and Land Holdings, LLC.

V. OTHER BUSINESS

VI. ADJOURNMENT

THERE ARE NO FURTHER MEETINGS SCHEDULED FOR 2026.