ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1, 3 & 4

NOTICE OF REGULAR MEETING AND AGENDA

Board Of Directors	Office	Term / Expiration
Erik Clore	President	2027 / May 2027
Brett Price	Assistant Secretary	2027 / May 2027
Vacant	Assistant Secretary	2027 / May 2027
Neil Simpson	Treasurer	2029 / May 2029
Anastasia Urban	Secretary	2029 / May 2029

Date: November 10, 2026 (Tuesday)
Time: 6:30 P.M.
Place: ZOOM & Teleconference

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/86249357056?pwd=xLSsKVRYE3PI1axGWXdd5wyhm0KkqJ.1
Webinar ID: 862 4935 7056; Passcode: 661796
Telephone: 1 719 359 4580 or 1 669 444 9171

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda.
D. Consider Appointment of Director and Election of Officers.
E. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
F. Report from District No. 2 Board of Directors.

II. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Boards. An item may be removed from the Consent Agenda to the regular agenda, by any board member.

A. Approval of Minutes – October 13, 2026, Regular Meeting.
B. Ratification of ICA with Stacey Flaherty – Fitness Instructor.
C. Ratification of ICA with Tracie Brown – Fitness Instructor.
D. Ratification of ICA with Patti Vandernberg – Fitness Instructor.
E. Ratification of ICA with Athena Grace – Fitness Instructor.
F. Ratification of ICA with Georgia Snodgrass – Fitness Instructor.
G. Ratification of ICA with Affordable Pest Control.
H. Ratification of ICA with Resilient Roots Ecology.
I. Ratification of Payment of Claims.
J. Ratification of Second Amendment to Funding and Reimbursement Agreement.

III. DISTRICT MANAGER ITEMS

A. District Manager's Report.

B. Consideration and Approval of the Pinnacle Consulting Group, Inc. Addendum.
C. Consider Amended and Restated Independent Contractor Agreement with Pinnacle Consulting Group, Inc. for District Management, Accounting, Finance, and Facilities Operations.
D. Consideration and Approval of 2027 Independent Contractors Agreements with Operations and Maintenance Service Contractors.
    1. Next Step – Cove Operations
    2. Cintas – Cove Operations
    3. ProSec – Cove Operations
    4. Commercial Electronics Systems – Cove Operations
    5. RecDesk – Cove Operations
    6. KISI – Cove Operations

E. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 Budget.

IV. COMMUNITY MANAGEMENT ITEMS

A. Community Manager's Report.
B. Consider Amended and Restated Independent Contractor Agreement with Cohere Life Inc. for Community Management Services.
C. Review and Consider Approval of Leg Press Machine Replacement.
D. Update from the Amenities Operations Committee.
E. Update from the Social Committee.

V. FINANCIAL ITEMS

A. Review Unaudited Financial Statements for the period ending September 30, 2026.
B. Public Hearing regarding the Proposed Amended 2026 Budgets.
C. Consider Adoption of Amended 2026 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
D. Public Hearing regarding the Proposed 2027 Budgets.
E. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

VI. LEGAL ITEMS

A. Second Amendment to the Amended and Restated Fee Resolution.

VII. OTHER MATTERS

A. Items tabled from the October 13, 2026, meeting will be scheduled for discussion at a future meeting.

VIII. DIRECTOR COMMENT

IX. ADJOURNMENT

*****The Next Regular Meeting is Scheduled for February 9, 2027*****