

**WYNDHAM HILL METROPOLITAN DISTRICT NOS. 1-4
JOINT REGULAR AGENDA**

Thursday, October 22, 2026 at 11:30 A.M., via Zoom teleconference

www.wyndhamhillmetrodistricts.org

The joint meeting is held via teleconferencing and can be joined through the directions below:

Zoom Meeting Link:

<https://us06web.zoom.us/j/87401868729?pwd=nU6lp9cl0Ofj1BzSvx8olFM5o0SfUr.1>

Meeting ID: 874 0186 8729

Passcode: 812919

Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

District No. 2 also at 2500 Arapahoe Ave., Suite 220, Boulder, Colorado

District Nos. 1, 3, and 4 Board of Directors

Jon R. Lee, President	Term Expires May 2029
Jessica Brothers, Secretary	Term Expires May 2029
Amber Morrison, Director	Term Expires May 2027
Crosby Lee, Director	Term Expires May 2027
VACANT	Term Expires May 2027

District No. 2 Board of Directors

Dana Miller, President	Term Expires May 2027
Jessica Brothers, Secretary	Term Expires May 2029
Jon R. Lee, Treasurer	Term Expires May 2029
Curtis Walker, Director	Term Expires May 2027
VACANT	Term Expires May 2027

JOINT AGENDA AND NOTICE

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the District. Comments will be limited to three (3) minutes per person.
5. 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 April 23, 2026 Joint Regular 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 (*enclosures*)
 - c. Adoption of Joint 2027 Annual Administrative Resolution (*enclosure*)

**2026 Regular Meetings are held the 4th Thursday of April and October at 11:30 am via Zoom teleconference.
For questions, please contact 303-858-1800.**

- d. Ratification of 2025 Consolidated Annual Report for District Nos. 1-4 (*enclosure*)
- e. Approval of Notices to Electors Pursuant to § 32-1-809, C.R.S. (*enclosures*)
- f. Adoption of Resolution Calling May 2027 Director Election and Ratifying All Previous Action – District Nos. 1, 2 & 4 (*enclosure*)
- g. Adoption of Resolution Calling May 2027 TABOR and Director Election – District No. 3 (*enclosure*)

5.1 Items Pulled From Consent Agenda

- 6. District No. 2 Subordinate Bonds Refinance Status Report: General Obligation Limited Tax Refunding Bonds Series 2026; Ratification of Engagement of Bond Consultants (Underwriter, Bond Counsel, Disclosure Counsel, Others), Acknowledgement of Costs of Issuance; Resolution Authorizing the District to Issue Series 2026 Refunding Bonds, and approving, ratifying and confirming the execution of certain debt related financing documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions (*enclosures*)
- 7. Administrative Matters
 - a. Discuss Director Meeting Attendance Compensation and Approval of BMO Workers' Compensation Coverage if Compensated or Exclusion from Coverage if No Compensation (update Annual Admin Resolution accordingly)
 - b. Consider Approval of 2026 Statements of Work with CliftonLarsonAllen, LLC and Cash Access Memo (*enclosures*)
 - c. Administrative Fee Provision Update to Engagement Letters with WBA, PC for Legal Services (*enclosures*)
- 8. Financial Matters
 - a. Review of Payables/Financials
 - b. Conduct Public Hearing on 2026 Budget Amendment
 - i. Consider Adoption of Resolution Amending 2026 Budget (*enclosures*)
 - c. Conduct Public Hearing on 2027 Budget
 - i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2027 Calendar Year (*enclosure*)
 - d. Consider Auditor Proposal for 2026 Audit District No. 2 (& No. 4 if applicable) (*enclosures*)
 - e. District No. 4: Advanced Cash from Frederick Development Company, Inc., Under the Capital Funding and Reimbursement Agreement: Resolution Regarding Acknowledgement of Receipt of Cash Advances for District Public Improvement Capital Costs and Reimbursement by District No. 4 via Series 2024 Drawdown Bond as District Eligible Public Improvement Costs
 - f. Other Financial Matters
- 9. Wyndham Hill Development Update
 - a. Project Status
 - b. Approval/Ratification of Public Improvement Interim/Current Construction Contract(s)
 - c. District Nos. 1 and 4: Public Infrastructure Acquisition and Reimbursement Agreement

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- with Richmond (PIARA); Assignments of Reimbursements to FDC, Inc.
- d. Builder Application for Reimbursement of Public Improvement Costs Per PIARA; Certified Cost Reports: IDES and CLA
- e. Joint Acceptance Resolution for Certified Cost
 - i. District No. 1 Acceptance Certified Costs
 - ii. District No. 4 Approval of Funding of Accepted Certified Cost Series 2024 Draw Down Bond

10. Next Regular Meeting (April 22, 2027); Adjourn