

MOUNTAIN SHADOWS METROPOLITAN DISTRICT

NOTICE OF TOWNHALL MEETING

THURSDAY, AUGUST 14, 2025 at 7:30 P.M.

This meeting will be held via teleconferencing and can be joined through the directions below:

<https://us06web.zoom.us/j/87162603451?pwd=bYyedHZBUstYnVzFQU95mZ8ombqabJ.1>

Meeting ID: 871 6260 3451

Passcode: 564664

Call-in Number: 720-707-2699

Please join representatives from the Mountain Shadows Metro District Board of Directors **on Thursday, August 14, from 6 to 7:30 p.m.** for an important update on the district's budget and potential 2025 ballot questions. The meeting will include a presentation and an opportunity to ask questions.

As you may know, Mountain Shadows Metro District was established to provide infrastructure improvements and amenities to the homeowners in our community. Those improvements include open space and trails, four retention ponds, common areas and fencing, and four parks, two owned by the district and two by the City of Arvada. The district also provides snow removal, irrigation and other ongoing services within the common areas.

The district's operations and maintenance revenue was capped in 2004 at \$100,000; however, this does not provide enough resources to cover the cost increases and inflation over the past 20 years to operate and maintain these community assets, even when combined with other sources of revenue currently available to the district.

The Board is considering two measures for the 2025 ballot to authorize sustainable funding to provide the high level of service and amenities expected within our community.

- **Proposed question 1** would set a hard cap on the district's property tax revenue for operations and maintenance of \$500,000.
- **Proposed question 2** allows the district to retain and utilize tax revenue for operations and maintenance to grow above 5.25 percent from the previous budget year—to address emergency issues or build a capital-improvements reserve for large-scale projects. The district could never utilize this to exceed its annual revenue cap.

These two questions are critical to the district's ability to properly maintain and operate the amenities that benefit our entire community.

The district has launched a website at www.mountainshadowsmd.com to provide FAQs and additional information. The site also allows community members to provide feedback and questions.

Please mark your calendar and plan to attend next Thursday's virtual meeting. It's critically important for community members to understand the district's budget and the purpose of these two ballot proposals.