**MOUNTAIN SHADOWS METROPOLITAN DISTRICT**

REGULAR MEETING

via teleconference

Monday, November 2, 2026 at 4:30 p.m.

*https://engage.goenumerate.com/s/mountainshadowsmetro/*

*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: 720-707-2699

| | |
|---|---|
| Lea Jensen, Treasurer | Term to May 2029 |
| Sam Shellenberger, Assistant Treasurer | Term to May 2029 |
| Tadd L. Overstreet, Secretary | Term to May 2027 |
| Tom Lynch, Assistant Secretary | Term to May 2027 |
| Gregory Rutz, President | Term to May 2027 |

**NOTICE OF REGULAR MEETING AND AGENDA**

1. Call to Order / Declaration of Quorum

2. Director Conflict of Interest Disclosures

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.

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. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

    a. Approval of the August 3, 2026, Regular Meeting Minutes (**enclosure**)

    b. Ratification of the Proposal with Keesen for Panorama Park Much Refresh (**enclosure**)

    c. Ratification of First Addendum to Independent Contractor Agreement with SWAP (**enclosure**)

    d. Ratification of the 2025 Annual Report (**enclosure**)

6. Financial Matters

    a. Review of Payables/Financials (**enclosure**)

b. Conduct Public Hearing on 2025 Budget Amendment

   i. Consider Adoption of Resolution Amending the 2025 Budget (**enclosure**)

c. Conduct Public Hearing on 2026 Budget Amendment

   i. Consider Adoption of Resolution Amending the 2026 Budget (**enclosure**)

d. Conduct Public Hearing on 2027 Budget

   i. Consider Adoption of Resolution Adopting 2027 Budget, Imposing Mill Levy and Appropriating Funds Other Business (**enclosure**)

e. Consider Approval of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP

f. Consider Approval of 2026 Auditor Engagement

g. Discuss Conversion of the 2024 Loan from Taxable to Tax Exempt

h. Other Financial Matters

7. Legal Matters

   a. Consider Approval of WBA, PC Engagement Letter (**enclosure**)

   b. Consider Adoption of 2027 Annual Administrative Resolution (**enclosure**)

   c. Update on License Agreement for Tract QQ

   d. Discuss Detention Pond on Church Property (**enclosure**)

   e. Consider Approval of Resolution Calling May 4, 2026 Director Only Election (**enclosure**)

   f. Other Legal Matters

8. Insurance Matters

   a. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage

   b. Consider Approval of Exclusion for Workers' Compensation Coverage

9. Management Matters

   a. Update on Requests from Owners Regarding Tree Trimming and/or Removal and Consider Approval of Proposal for Tree Trimming

   b. Other Management Matters

10. Adjourn