**POUDRE HEIGHTS VALLEY METROPOLITAN DISTRICT**
450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380
https://poudreheightsvalleymd.org

**NOTICE OF REGULAR MEETING AND AGENDA**

DATE: Tuesday, November 10, 2026

TIME: 5:00 P.M.

LOCATION: Windsor Community Center
Maple Room, 250 N. 11th Street
Windsor, CO

And VIA ZOOM

Zoom information:
https://us02web.zoom.us/j/81306965927?pwd=39qybZ2HawWoIUqrKhQdANtaCb6fBu.1
Meeting ID: 813 0696 5927
Passcode: 222855
Dial In: 1-719-359-4580

| Board of Directors | Office | Term Expires |
|---|---|---|
| Chelsey Green | President | May, 2027 |
| Eric Harris | Treasurer | May, 2029 |
| Patrick Iffrig | Assistant Secretary | May, 2029 |
| Vacant | | May, 2027 |
| Vacant | | May, 2029 |

## I. ADMINISTRATIVE MATTERS

**A.** Confirm quorum and present disclosures of potential conflicts of interest.

**B.** Confirm location of meeting and posting of meeting notice. Approve agenda.

C. 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.

D. Discuss vacancies on the Board of Directors and consider the appointment of District eligible elector(s) to the Board of Directors (*Notice of Vacancy was published October 16, 2026*).

E. Consider the appointment of officers.

F. Review and consider approval of the minutes of the September 14, 2026 special meeting (enclosure).

G. Discuss business to be conducted in 2027 and location (virtual and 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). [suggested dates are July 20, 2027 and November 9, 2027 at 5:00 p.m.]

H. Discuss and authorize renewal of the District's insurance and Special District Association (SDA) membership for 2027.

I. Acknowledgement of acquisition of Streamline by Civic Plus.

## II. FINANCIAL MATTERS

**A.** Review and consider ratification of payables from September 9, 2026 through November 2, 2026 (enclosure).

**B.** Review and consider acceptance of District Accountant's Financial Report and Unaudited Financial Statements for the Period Ending September 30, 2026 (enclosure).

C. Conduct Public Hearing on the 2026 Budget Amendment and consider adoption of Resolution Amending the 2026 Budget, if necessary.

D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt Budget and to Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Preliminary AV, draft budget and Resolutions).

E. Review and consider adoption of Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan, if necessary.

F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

G. Consider appointment of District Accountant to prepare 2028 Budget.

H. Discuss statutory requirements for an audit, authorize District Accountant to obtain proposals for 2026 Audit services and authorize necessary actions in connection therewith.

## III. LEGAL MATTERS

A. Review and consider approval of the Engagement Agreement with Elevated Clarity for 2027 District Accounting and Administrative Services (enclosure).

B. Discuss and consider approval of the Fourth Amendment to Operation Funding Agreement between District and Meritage Homes of Colorado, Inc. (to be distributed).

C. Discuss and consider approval of the Second Amendment to Facilities Funding and Acquisition Agreement between the District and Meritage Homes of Colorado, Inc., if necessary.

D. 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. Self-Nomination Forms are due by February 26, 2027 (enclosure). Discuss the need for ballot issues and/or questions.

E. 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).

F. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

G. Discuss District services for 2027 and consider approval of necessary service agreements for related services.

H. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

I. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice – post on SDA and District websites).

## IV. CONSTRUCTION / DEVELOPMENT MATTERS

A. Report on status of development.

## V. OTHER BUSINESS

A.

## VI. ADJOURNMENT

**There are no more regular meetings scheduled in 2026.**