STETSON RIDGE METROPOLITAN DISTRICT NOS. 1 - 3

121 S. Tejon Street, Suite 1100
Colorado Springs, Colorado
719-635-0330
www.stetsonridgemetrodistricts.com

NOTICE OF REGULAR MEETING/BUDGET HEARING AND AGENDA

DATE: November 5, 2026

TIME: 8:30 a.m.

LOCATION: 2138 Flying Horse Club Drive
Colorado Springs, CO 80921

And via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/meet/293965495900910?p=z9XdCqx2BEryTxtHbY

To attend via telephone, dial 720-547-5281; enter Conference ID: 333 381 842#

District No. 1 Board of Directors	Office	Term Expires
George Lenz	President	May, 2027
Douglas Stimple	Secretary/Treasurer	May, 2027
Joe Loidolt	Assistant Secretary	May, 2029
Jerry Richardson	Assistant Secretary	May, 2029
William Althoff	Assistant Secretary	May, 2027

District No. 2 Board of Directors	Office	Term Expires
William Althoff	President	May, 2029
Liz Rogers	Secretary	May, 2029
David Ganatta	Treasurer	May, 2027
Brian Eichers	Assistant Secretary	May, 2027
VACANT		May, 2027

District No. 3 Board of Directors	Office	Term Expires
George Lenz	President	May, 2029
Douglas Stimple	Secretary/Treasurer	May, 2029
Joe Loidolt	Assistant Secretary	May, 2029
Jerry Richardson	Assistant Secretary	May, 2027
William Althoff	Assistant Secretary	May, 2027

I. ADMINISTRATIVE MATTERS

A. Call to order and approval of agenda.

B. Present disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notices.

D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

E. **DISTRICT NO. 2** – Discuss vacancy on the Board and consider appointment of District eligible elector to the Board of Directors of the District. Administer Oath of Office.

F. **DISTRICT NO. 2** – Consider appointment of officers.

President: _____
Secretary: _____
Treasurer: _____
Assistant Secretary: _____
Assistant Secretary: _____

G. **DISTRICT NOS. 1, 2 AND 3** – Review and consider approval of minutes of the November 6, 2025 Regular Meeting (enclosure).

H. **DISTRICT NOS. 2 AND 3** – Review and consider approval of minutes of the July 23, 2026 Annual Meeting (enclosure).

I. **DISTRICT NOS. 1, 2 AND 3** - Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

J. **DISTRICT NOS. 2 AND 3** – Schedule 2027 annual meeting.

II. FINANCIAL MATTERS

A. **DISTRICT NO. 1** - Review and ratify approval of previous claims in the amount of $1,057,448.66 (enclosure).

B. **DISTRICT NOS. 1, 2 AND 3** - Review and consider acceptance of September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position and Schedule of Property Tax Collections (enclosures).

C. **DISTRICT NOS. 1, 2 AND 3** - Ratify approval of 2025 Audits (enclosures).

D. **DISTRICT NOS. 1, 2 AND 3** – Conduct Public Hearings to consider amendments of the 2026 Budgets. If necessary, consider adoption of Resolutions to Amend the 2026 Budgets.

E. **DISTRICT NOS. 1, 2 AND 3** – Conduct Public Hearings on the proposed 2027 Budgets and consider adoption of Resolutions to Adopt the 2027 Budgets and Appropriate Sums of Money and Resolutions to Certify Mill Levies (enclosures).

F. **DISTRICT NOS. 1, 2 AND 3** – Appoint District Accountant to sign the DLG-70 Certification of Tax Levies forms ("MLC") for certification to the Board of County Commissioners and other interested parties.

G. **DISTRICT NOS. 1, 2 AND 3** – Consider approval of the engagement letters with auditors to prepare the 2026 Audits (to be distributed).

III. LEGAL MATTERS

A. **DISTRICT NOS. 1, 2 AND 3** – Review Legislative Update Memorandum (enclosure).

B. **DISTRICT NOS. 1, 2 AND 3** – Review and consider adoption of Resolutions Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosures).

C. **DISTRICT NO. 3** – Review and consider adoption of Resolution Authorizing the First Supplement to the Stetson Ridge Metropolitan District No. 3 Series 2020A Senior Indenture (enclosure).

D. **DISTRICT NOS. 1, 2 AND 3** – Review and consider approval of Amendment to Intergovernmental District Contractual Funding Agreement (enclosure).

IV. MANAGER MATTERS

A. **DISTRICT NOS. 1, 2 AND 3** – Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2027. Review and acknowledge the CLA Cash Access Policy (enclosures).

B. **DISTRICT NOS. 1, 2 AND 3** – Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to the property schedule (if any). (enclosures – MD 1 to be distributed).

C. **DISTRICT NO. 1** – Review and consider approval of workers' compensation for 2027 (enclosure).

D. **DISTRICT NOS. 2 AND 3** – Consider exclusion of workers' compensation for 2027.

E. **DISTRICT NO. 1** – Ratify approval of agreement with HomeFix LLC for fence staining in the amount of $27,265.00 (enclosure).

F. **DISTRICT NO. 1** – Ratify approval of proposal from Sunflower Landscapes Stetson Hills renovations in the amount of $56,463.64 (enclosure).

G. **DISTRICT NO.1** – Ratify approval of agreement with Decarlo's Painting LLC for property fence repair in the amount of $6,200.00 (enclosure).

H. **DISTRICT NO. 1** – Consider approval of 2027 Amendment to Agreement for Services with Sunflower Land Care Inc. (enclosure).

V. OTHER BUSINESS

VI. ADJOURNMENT

There are no meetings scheduled for the remainder of 2026.