FOOTHILLS METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710

NOTICE OF REGULAR MEETING AND AGENDA

DATE: December 2, 2026

TIME: 2:30 p.m.

LOCATION: Via Microsoft Teams

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

https://teams.microsoft.com/meet/2542236505093396?p=3RsO2kRpZpryJ2f6QT

To attend via telephone, dial 720-547-5281 and enter Conference ID: 713 135 088#

Board of Directors	Office	Term Expires
Patrick Bunyard	President	May, 2027
Tucker Isgrig	Treasurer	May, 2027
Diana Gross	Secretary	May, 2029
David Allard	Assistant Secretary	May, 2027
Vacant	Assistant Secretary	May, 2029

I. ADMINISTRATIVE MATTERS

A. Call to order.

B. Disclosures of potential conflicts of interest.

C. Approval of agenda.

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. Schedule 2027 Annual Meeting.

II. CONSENT AGENDA

A. Review and consider approval of Minutes from October 7, 2026 Regular Meeting (enclosure).

B. Review and consider approval of 2027 Meeting Resolution (enclosure).

i. Confirm 2027 meeting dates and time: First Wednesday of even numbered months at 2:30 p.m. via MS Teams.

C. Review and consider approval of 2027 Election Resolution (enclosure).

D. Review and consider approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings (enclosure).

III. LEGAL MATTERS

A. Review and consider approval of Fifth Amendment to 2022 Funding and Reimbursement Agreement with MXD Fort Collins, LLC ("MXD"), and in connection therewith, the refunding of the 2026 Note and issuance of a new Subordinate Note to MXD for operating advances (enclosure).

B. Review and consider approval of Fifth Amendment to Improvement Acquisition, Advance and Reimbursement Agreement with MXD for capital advances (enclosure).

C. Review and consider approval of Services Agreement with RVi Planning + Landscape Architecture, Inc. for design and master planning of the Foothills development (enclosure).

IV. FINANCIAL MATTERS

A. Review and ratify prior claims (enclosure).

B. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

D. Conduct Public Hearing on the proposed 2027 Budget and consider approval of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of Mill Levies (enclosure).

E. Review and consider approval of engagement letter with Fiscal Focus Partners, LLC. to prepare the 2026 Audit (enclosure).

F. Acknowledge CLA Cash Access Policy (enclosure).

V. MANAGER MATTERS

A. Discuss PM Service Agreement approval procedures.

B. Review and consider ratification of Services Agreement with Wards Lawn Service, Inc. for snow removal services (enclosure).

C. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

D. Review and consider approval of workers' compensation coverage for 2027 (enclosure).

E. Review and consider approval of CLA Statements of Work for 2027 for management services, improvement fees, accounting & advisory services, and payroll services (enclosure).

VI. DIRECTOR MATTERS

VII. OTHER BUSINESS

A. Executive Session pursuant to Section 24-6-402(4)(b), C.R.S., if needed.

VIII. ADJOURNMENT

There are no Board meetings scheduled for the remainder of 2026.