

SILVERSTONE METROPOLITAN DISTRICT NO. 3
REGULAR MEETING

Tuesday, October 27, 2026 at 9:00 a.m.

Via Zoom Teleconference

<https://www.silverstonemetrodistricts.org/>

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

Zoom Meeting Link:

<https://us06web.zoom.us/j/89374444236?pwd=YQwRb6smyiqhumSHDpHV6w183PZtkG.1>

Meeting ID: 893 7444 4236

Passcode: 961248

Call In Numbers: 1(719) 359-4580 or 1(720) 707-2699

Board of Directors

Tyler Carlson, President	Term Expires May 2029
Erika Shorter, Secretary	Term Expires May 2029
VACANT	Term Expires May 2027
VACANT	Term Expires May 2027
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AGENDA AND NOTICE

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Discuss Board Vacancies and Appointment of Tyler Lundsgaard; Election of Treasurer
4. Approval of Agenda
5. 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.
6. 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.
 - a. Approval of April 20, 2026 Special Meeting Minutes (*enclosure*)
 - b. Approval of Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (*enclosure*)
 - c. Consider Approval of 2027 Exclusion from BMO Worker’s Compensation Coverage
 - d. Consider Adoption of 2027 Annual Administrative Resolution (*enclosure*)
 - e. Adoption of Resolution Calling May 2027 Director Election and Ratifying All Previous Action (*enclosure*)
- 6.1 Items pulled from Consent Agenda

2026 Regular Meetings are held the 4th Tuesday of April and October at 9:00 A.M. via Zoom teleconference.
For questions, please call 303-858-1800.

7. Annual Administrative Matters
 - a. Consider Updated Engagement Letter with WBA, PC (update to 2.5% admin fee) *(enclosure)*
 - b. Consider Approval of Master Services Agreement and Statement of Work with CliftonLarsonAllen, LLC *(enclosure)*
 - c. Discuss 2027 Regular Meeting Schedule (Update 2027 Admin Reso As Necessary)
 - d. Other Administrative Matters
8. Public Improvement Construction
 - a. Public Improvement Construction and Project Status
 - b. Evergreen-HWY 52 & Colorado, LLC Reimbursement Application Nos. 11 and 12; Ranger Engineering and CLA Accounting Cost Certification and Acceptance Reports Nos. 11 and 12
 - c. Acceptance and Acquisition Resolution of Certified Eligible Public Improvement Costs; Cost Accrual Pursuant to PIARA When Bond Project Fund Exhausted
 - d. Evergreen-HWY 52 & William Bailey, LLC Reimbursement Application No. 1, Ranger Engineering and CLA Accounting Cost Certification and Acceptance Reports No. 1
 - e. Acceptance and Acquisition Resolution of Certified Eligible Public Improvement Costs; Cost Accrual Pursuant to PIARA When Bond Project Fund Exhausted
9. Town Acceptance of Public Improvements; Ranger Acquisition Report; District Acquisition of Improvements Upon Walk Through/Punch List Completion
 - a. District No. 3 Engagement of Appraisal Services and Payment of FMV for Outlot Acquisition Price – Daniels Real Estate Services *(enclosure)*
 - b. Evergreen-HWY 52 & Colorado, LLC Conveyance of Outlots A, B, C and D to District No. 3 (Special Warranty Deed and Bill of Sale)
 - c. Landscape Operations and Maintenance Agreements
10. Financial Matters
 - a. Review of Payables/Financials
 - b. Conduct Public Hearing on 2026 Budget Amendment (if necessary)
 - i. Consider Adoption of Resolution Amending 2026 Budget (if necessary) *(enclosure)*
 - c. Conduct Public Hearing on 2027 Budget
 - ii. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2027 Calendar Year *(enclosure)*
 - d. Consider Auditor Proposal for 2026 Audit
 - e. Other Financial Matters
11. Next Regular Meeting (April 27, 2027); Adjourn