ABILENE STATION METROPOLITAN DISTRICT NO. 1
(THE "DISTRICT")

7555 E. Hampden Ave., #501
Denver, CO 80231
www.abilenestationmetrodistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors	Office	Term Expires
David J. Erb	President	May, 2029
Marilyn Erb	Secretary / Treasurer	May, 2027
Vacant		May, 2029
Vacant		May, 2029
Vacant		May, 2027

DATE: Tuesday, October 21, 2025

TIME: 9:00 a.m.

LOCATION: **The meeting can be joined through the directions below:**

Zoom Information
https://zoom.us/j/4496175182
Meeting ID: 449 617 5182
To Join by phone: 1 (719) 359 - 4580
One tap mobile: +17193594580,,4496175182# US

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting, posting of meeting notice and designation of 24-hour posting location. Approve agenda.

C. Discuss results of cancelled May 6, 2025 Regular Election for Directors.

D. Consider the appointment of officers.

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

E. 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.

F. Discuss business to be conducted in 2026 and location (virtual and/or physical) of meetings. Schedule regular meeting dates [proposed date and time: third Tuesday of October at 9:00 a.m. via virtual means] and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Location for Posting of 24-Hour Notices (enclosure).

G. Review and consider approval of minutes from the November 19, 2024 special meeting (enclosure).

H. Discuss renewal of District insurance, insurance schedules, and renewal of Special District Association membership.

I. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2026 (District Transparency Notice).

II. FINANCIAL MATTERS

A. Review and approve and/or ratify approval of payment of claims (enclosures).

B. Review and consider acceptance of September 30, 2025 Unaudited Financial Statements (enclosure).

C. Ratify approval of the preparation, execution and filing of 2024 Application for Exemption from Audit (enclosure).

D. Conduct public hearing to consider amendment to 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.

E. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (***enclosures***).

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 Manager to file the Certification with the Board of County Commissioners and other interested parties.

G. Consider appointment of District Accountant to prepare and file the District's Application for Exemption from Audit for 2025.

H. Consider appointment of District Accountant to prepare 2027 Budget.

III. LEGAL MATTERS

A. Ratify approval of Service Agreement for Landscape and Pond Maintenance Services by and between the District and Roberts Treescaping, LLC d/b/a RTS Landscaping.

B. Discuss and consider approval of updated engagement letter with McGeady Becher Cortese Williams P.C.

C. Review Memo from Public Alliance LLC regarding Rates for Management Services (enclosure).

IV. MANAGER MATTERS

A. Discuss District services for 2026 and authorize necessary service agreements for related services.

V. OTHER BUSINESS

A. Update on status of development/construction outlook.

VI. ADJOURNMENT

There are no more regular meetings scheduled in 2025.