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

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

NOTICE OF SPECIAL 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 20, 2026

TIME: 3:00 p.m.

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

Join Zoom Meeting
https://zoom.us/j/89974470264
Meeting ID: 899 7447 0264
One tap mobile
+17193594580,,89974470264#

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. 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 business to be conducted in 2027 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).

E. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

F. Insurance Discussion.

1. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027.

2. Confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.

G. Review and consider approval of minutes from the October 21, 2025 regular meeting (enclosure).

H. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2027 (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 June 30, 2026 Unaudited Financial Statements (enclosure).

C. Ratify approval of the preparation, execution and filing of 2025 Application for Exemption from Audit (enclosure).

D. Conduct public hearing to consider amendment to 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

E. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 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 2026.

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

III. LEGAL MATTERS

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

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

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

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

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).

IV. MANAGER MATTERS

A. Ratify approval of Change Order No. 01 to Service Agreement for Landscape and Pond Maintenance Services between the District and Roberts Treescaping, LLC D/B/A RTS Landscaping for extension of term, in the amount of $11,796.00.

B. Ratify approval of Change Order No. 02 to Service Agreement for Landscape and Pond Maintenance Services between the District and Roberts Treescaping, LLC D/B/A RTS Landscaping for removal and disposal of all sediment and unwanted vegetation in trickle channel, in the amount of $1,127.00.

C. Discuss District services for 2027 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 2026.