HORIZON METROPOLITAN DISTRICT NOS. 1 & 3-10

NOTICE OF SPECIAL MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
David Andrews	President & Chairperson	May 2029
Gloria Lee	Treasurer	May 2027
Jason Rutt	Secretary	May 2029
Vacancy		May 2029
Vacancy		May 2027

HORIZON METROPOLITAN DISTRICT NO. 2

NOTICE OF SPECIAL MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
David Andrews	President & Chairperson	May 2029
Jason Rutt	Secretary	May 2029
Peter Navik	Treasurer	May 2029
Gloria Lee	Asst. Secretary	May 2027
Victoria Partridge	Asst. Secretary	May 2027

Date: December 2, 2026 (Wednesday)
Time: 5:30 P.M.
Place: MS Teams & Teleconference:

Join: https://teams.microsoft.com/meet/24089076789717?p=dqZW8AH4QqVMJWDwzl
Meeting ID: 240 890 767 897 17
Passcode: qB6g6Xd7

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Dial in by phone
+1 872-240-4491,,376770480# United States, Chicago
Find a local number
Phone conference ID: 376 770 480#

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda. (enclosure).
D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
E. Director Comment.

II. CONSENT AGENDA

A. Approval of Minutes – July 1, 2026 Regular Meeting Minutes and October 7, 2026 Regular Meeting Minutes. (enclosure)
B. Ratification of Payment of Claims. (enclosure)
C. Approval of 2027 Meeting Resolution (enclosure).
D. Consideration and Approval of 2027 Election Resolution for District No. 1.

E. Consideration and Approval of 2027 Election Resolution for District No. 2.
F. Consideration and Approval of 2027 Election Resolution for District No. 3.
G. Consideration and Approval of 2027 Election Resolution for District No. 4.
H. Consideration and Approval of 2027 Election Resolution for District No. 5.
I. Consideration and Approval of 2027 Election Resolution for District No. 6.
J. Consideration and Approval of 2027 Election Resolution for District No. 7.
K. Consideration and Approval of 2027 Election Resolution for District No. 8.
L. Consideration and Approval of 2027 Election Resolution for District No. 9.
M. Consideration and Approval of 2027 Election Resolution for District No. 10.
N. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.
O.

III. NATIVE AREA REPORT – Kristin Oles, Resilient Roots

A. Review October 2026 Native Report and goals for 2027.

IV. FINANCIAL ITEMS

A. Finance Manager's Memo. (enclosure)

B. Review Unaudited Financial Statements for the period ending September 30, 2026. (enclosure)

C. Consider engagement of Biggs Kofford for preparation of 2025 Audit, in the amount of:

- District 1: _____ (TBD).
- District 2: _____ (TBD)
- District 3: _____ (TBD)

D. Conduct Public Hearing on the 2026 Budget Amendment for Horizon Metropolitan District No. 4.

E. Consider Approval of Budget Amendment to the 2026 Horizon Metropolitan District No. 4.

F. Conduct Public Hearing on the 2026 Budget Amendment for Horizon Metropolitan District No. 5.

G. Consider Approval of Budget Amendment to the 2026 Horizon Metropolitan District No. 4.

H. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund, Debt Service Fund, and Other Fund(s) (enclosures – draft 2027 Budget, and Resolutions).

I. Other.

V. LEGAL ITEMS

A. Consideration and Approval of Second Amendment to Funding and Reimbursement Agreement between District No. 1 and Horizon Uptown (Denver) SPV, LLC ("HUDSPV"), and in connection therewith, the refunding of the 2026 Note and issuance of new note to HUDSPV for operating advances. (enclosure).

B. Consideration and Approval of Second Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and HUDSPV and in connection therewith, the refunding of the 2025 Note and issuance of new note to HUDSPV for capital advances . (enclosure).

C. Consideration and Approval of Facilities Acquisition Agreement among District No. 1, HUDSPV, and TNHC Colorado, Inc.

D. Consideration and Approval of Facilities Acquisition Agreement among District No. 1, HUDSPV, and Melody Homes.
E. Consideration and Approval of Facilities Acquisition Agreement among District No. 1, HUDSPV and DHIC – Horizon Uptown, LLC

VI. DISTRICT MANAGER ITEMS
- A. District Manager's Report. (enclosure).
- B. Consider Approval of Master Services Agreement with Environmental Designs, LLC
- C. Consider Approval of 2027 S.A. Miro proposal for pond engineering and reporting services. (enclosed)
- D. Consider Approval of 2027 Norris Design for Landscape Engineering Consultation. (TBD)
- E. Consider Approval of 2027 Dogwood proposal for dog waste clean up in the community.
- F. Consider Approval of 2027 RTS proposal for Annual Maintenance of Detention Pond (enclosure)
- G. Consider Approval of 2027 RTS proposal for Minor Pond Clean Up in Forebays and Inlets (enclosed)
- H. Consider Approval of 2027 Rocky Mountain Playground Services Proposal for playground inspections. (enclosure)
- I. Consider Approval of 2027 Streamline proposals for website and PDF accessibility (enclosure)
- J. Consider Approval of 2027 My Asset Map proposal for GIS mapping software platform (enclosure)
- K. Consider Approval of 2027 Orten Cavenaugh and Holmes proposal for Collections and Covenant Legal Services.
- L. Consider Approval of 2027 Front Range Patrol proposal for patrols for the community (enclosure)
- M. Consider Approval of 2027 Cohere addendum to the contract
- N. Consider Approval of 2027 Ideate proposal for Design Review Board and Design Guideline work. (enclosure)
- O. Consider Approval of 2027 Segments LLC proposal for Design Review Board and Design Guideline work. (enclosure)
- P. Consider Approval of 2027 CMT proposals for work related to concrete project and soil testing.
- Q. Discuss Trash Provider Services
- R. Other

VII. DIRECTOR COMMENTS

VIII. EXECUTIVE SESSION

A. If necessary, pursuant to pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

IX. ADJOURNMENT