

THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NOS. 1-8 AND 10

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: (303)-779-5710
<https://www.shoresonplumcreekmds.com/>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Friday, October 30, 2026

TIME: 11:00 a.m.

LOCATION: Via Microsoft Teams

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

<https://teams.microsoft.com/meet/2848231999237938?p=JGPnK0VnPUE28ZByP6>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 691 590 662#

Board of Directors

Jon P. File
Glenda S. File
Janae P. File

Office

President
Secretary/Treasurer
V.P./Asst. Secretary/Treasurer

V.P./Asst. Secretary/Treasurer

V.P./Asst. Secretary/Treasurer

Term Expires

May, 2029
May, 2029
May, 2027 (Nos. 1-5)
May 2029 (Nos. 6-8 & 10)
May, 2029 (Nos. 1-5)
May 2027 (Nos. 6-8 & 10)
May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notice.
- 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. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

II. CONSENT AGENDA

- A. Review and consider approval of minutes from the October 27, 2025 Special Board meeting (enclosure).
- B. Review and consider ratification of engagement letter from CMT Technical Services for geotechnical study (enclosure).
- C. Review and consider ratification of Irrigation Design and Consultation Services from MPi Designs (enclosure).

III. FINANCIAL MATTERS

- A. Approve and/or ratify approval of previous claims (enclosure).
- B. Review and consider acceptance of June 30, 2026 Unaudited Financial Statements (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 Budgets and consider adoption of Resolutions to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).
- E. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“MLC”) for certification to the Board of County Commissioners and other interested parties.
- F. Ratify acceptance and filing of the 2026 Audits for District Nos. 1, 4 and 6 (enclosure).
- G. Ratify acceptance and filing of the 2026 Audit Exemption for District Nos. 2, 3, 5, 7, 8, and 10 (enclosure).
- H. Review and consider approval of engagement with Wipfli to prepare the 2026 Audit for District Nos. 1, 4 and 6.
- I. Acknowledge CLA Cash Access Policy (enclosure).

IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).
- B. Spencer Fane LLP Updated Standard Terms and Conditions of Legal Services Engagement (enclosure).

C. 2026 Legislation Memorandum (enclosure).

V. MANAGER MATTERS

- A. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).
- B. Review and consider adoption of exclusion from workers' compensation for 2027 (enclosure).
- C. Review and consider approval of CLA Statements of Work for 2027 for management services and accounting services (enclosure).
- D. [District No. 1] Review and consider approval of proposal from Ranger Engineering for engineering and cost certification services (enclosure).

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no more regularly scheduled meetings for 2026.