

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: Monday, October 27, 2025

TIME: 2:30 p.m.

LOCATION: Via Microsoft Teams

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDIwYzMwN2MtNzQ2Ny00NDM0LTkyNmItZDlkNDI1N2RIOWQx%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 779 592 685#

Board of Directors

Jon P. File

Glenda S. File

Janae P. File

Justine P. Ozburn

Joelle P. Balmer

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 2026 Annual Administrative Matters (enclosure).
- F. [District Nos. 4 and 7] Schedule 2026 Annual Meetings.

II. CONSENT AGENDA

- A. [District Nos. 1-8] Review and consider approval of minutes from the May 23, 2025 Special Board meeting (enclosure).
- B. [District Nos. 4 and 7] Review and consider approval of minutes from the July 15, 2025 Annual Board meeting (enclosure).
- C. [District No. 10] Review and consider approval of minutes from the September 5, 2025 Special Board Meeting and October 6, 2025 Special Board Meeting (enclosure).
- D. Ratify acceptance and filing of the 2024 Audits for District Nos. 1, 4 and 6 (enclosure).
- E. Ratify acceptance and filing of the 2024 Audit Exemption for District No. 10 (enclosure).

III. FINANCIAL MATTERS

- A. Approve and/or ratify approval of previous claims (enclosure).
- B. Review and consider acceptance of June 30, 2025 Unaudited Financial Statements (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2025 Budgets. If necessary, consider adoption of Resolutions to Amend the 2025 Budget (enclosure).
- D. Conduct Public Hearing on the proposed 2026 Budgets and consider adoption of Resolutions to Adopt the 2026 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. Review and consider approval of engagement with Wipfli to prepare the 2025 Audit for District Nos. 1, 4 and 6.

IV. LEGAL MATTERS

- A. [District Nos. 1-8] Review and consider adoption of Resolution Calling for Special Election on November 4, 2025 (enclosure).

- B. Spencer Fane LLP Updated Standard Terms and Conditions of Legal Services Engagement (enclosure).
- C. 2025 Legislation Memorandum (enclosure).

V. MANAGER MATTERS

- A. [District Nos. 1-8] Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any) (enclosure).
- B. Consider adoption of Resolution Provided for Directors' Exclusion from Worker Compensation Coverage (enclosure).
- C. Review and consider approval of CLA Statements of Work for 2026 for management services and accounting services (enclosure).
 - 1. Review and acknowledge CLA Cash Access Policy (enclosure).

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no more regularly scheduled meetings for 2025.