

VERVE METROPOLITAN DISTRICT NO. 1 (“DISTRICT”)

450 E. 17th Avenue, Suite 400

Denver, CO 80203

Phone: 303-592-4380

<https://vervemetropolitandistrict1.specialdistrict.net/>

NOTICE OF A SPECIAL MEETING AND AGENDA

Board of Directors:

Garrett Baum

William Branyan

Bonner Gilmore

Michelle McDonald

Zachary Knight

Office:

President

Secretary / Treasurer

Assistant Secretary

Assistant Secretary

Assistant Secretary

Term/Expiration:

2029/May 2029

2029/May 2029

2029/May 2029

2027/May 2027

2027/May 2027

DATE: October 29, 2026

TIME: 3:00 P.M.

LOCATION: ZOOM

1. To attend via Zoom Videoconference, use the link below:

<https://us02web.zoom.us/j/84113001576?pwd=HBcR3q42cCQOnwtJvPven4Ai8KB5dG.1>

2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 841 1300 1576

Passcode: 144645

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Confirm quorum, location of meeting and posting of meeting notice. 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: June 10 and October 28, 2027 at 9:00 a.m. via Zoom, with add'l special meetings to be scheduled as needed*) 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. Acknowledgement of acquisition of Streamline by Civic Plus.

G. Insurance Discussion.

1. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
2. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027.

H. Review and consider approval of Minutes from the June 26, 2026 special meeting (enclosure).

II. FINANCIAL MATTERS

- A. Review and accept the September 30, 2026 unaudited financial statements (enclosure).
- B. Ratify approval of payment of claims through the period ending September 30, 2026 in the amount of \$741,271.63 (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.
- D. 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).
- E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies forms and Mill Levy Public Information forms ("Certifications"), and direct District Counsel to file the Certifications with the Board of County Commissioners and other interested parties (deadline December 11, 2026).
- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.
- G. Consider appointment of District Accountant to prepare 2028 Budget.
- H. Consider approval of engagement of Simmons & Wheeler, P.C. to perform the 2026 audit.

III. LEGAL MATTERS

- A. Review and consider acceptance of Eligible Costs for Public Improvements Distribution Request Nos. 118-122 from RG and Associates, LLC and authorize reimbursement to Urban Frontier RMMA, LLC pursuant to the Facilities Funding and Acquisition Agreement by and between the District and Urban Frontier RMMA, LLC, as amended (enclosures).

- B. Discuss and consider approval of Facilities Payment Agreement between the District and Twenty Lake Holdings, LLC.
- C. Ratify approval of Facilities Payment Agreement between the District and ERH Broomfield (CO) LLC.
- D. 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 (enclosure). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions.
- E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).
- F. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).
- G. 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).
- H. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

IV. CONSTRUCTION MATTERS

- A. Discuss matters relative to construction process and authorize necessary actions in connection therewith.

V. MAINTENANCE MATTERS

- A. Discuss and consider approval of Task Order(s) to Master Service Agreement for Landscape Maintenance and Snow Removal Services between the District and Vargas Property Services Inc.
- B. Discuss District services for 2027 and consider approval of necessary service agreements for related services.

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no regular meetings scheduled for the remainder of 2026.