LAKOTA POINTE METROPOLITAN DISTRICT NOS. 1 & 2

NOTICE OF SPECIAL MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
Kenneth Boenish	President & Chairperson	May 2027
Adam Dowling	Secretary & Treasurer	May 2029
Vacant	Director	May 2027
Vacant	Director	May 2027
Vacant	Director	May 2029

Date: November 16, 2026 (Monday)
Time: 1:00 P.M.
Place: MS TEAMS & Teleconference

Join the meeting now
Meeting ID: 252 761 712 144 7; Passcode: RE6W9Ha6
Dial in by phone
+1 720-721-3140,,400943263#; Phone conference ID: 400 943 263#

I. ADMINISTRATIVE ITEMS

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

II. CONSENT AGENDA

A. Approval of Minutes – July 27, 2026, Annual and Regular Meeting. **(enclosure)**
B. Ratification of Contract Modifications. **(enclosure)**
    1. WO 2026-07 with Phase 1 Public Infrastructure and Mountain Division Construction.
    2. WO 2026-08 with Phase 1 Public Infrastructure and Mountain Division Construction.
    3. WO 2026-09 with Phase 1 Public Infrastructure and Mountain Division Construction.
    4. WO 2026-10 with Phase 1 Public Infrastructure and Mountain Division Construction.
    5. WO 2026-11 with Phase 1 Public Infrastructure and Mountain Division Construction.
    6. WO 2026-12 with Phase 1 Public Infrastructure and Mountain Division Construction.
    7. Change Order 3 to Work Order 2025-01 with Public Infrastructure and Four Points Surveying and Engineering.
C. Ratification of 2025 Audit Exemption for District No. 2. **(enclosure)**

D. Ratification of 2025 Audited Financial Statements for District No. 1. **(enclosure)**
E. Approval of 2027 Meeting Resolution. **(enclosure)**
F. Approval of 2027 Election Resolution for District No. 1. **(enclosure)**
G. Approval of 2027 Election Resolution for District No. 2. **(enclosure)**

III. DISTRICT MANAGER ITEMS

A. Approval of Pinnacle Consulting Group Addendum. **(enclosure)**

IV. CAPITAL INFRASTRUCTURE ITEMS

A. Budget Approval and Contracting.
   i. Phase 1 Public Infrastructure
      1. Consideration and Approval of a Master Service Agreement with Monument Engineering Group Associates, Inc. **(enclosure)**
      2. Consideration and Approval of Work Order 2026-01 with Monument Engineering Group Associates, Inc. for surveying and staking services. ($35,000.00). **(enclosure)**

V. FINANCIAL ITEMS

A. Consideration and Approval of Engagement of McMann for Audit Services in 2026 for the 2065 Audit.
B. Review Unaudited Financial Statements for the period ending June 30th, 2026. **(enclosure)**
C. Public Hearing regarding the Proposed 2027 Budgets.
D. Consider Adoption of 2027 Budgets; Consider Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money. **(enclosure)**

VI. LEGAL ITEMS

A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings. **(enclosure)**
B. Consideration and Approval of First Amendment to Administrative Matters Resolution for District No. 1. **(enclosure)**
C. Consideration and Approval of First Amendment to Administrative Matters Resolution for District No. 2. **(enclosure)**
D. Consideration and Approval of First Amendment to Amended and Restated Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and Lakota Pointe Winter Park, LLC (LPWP) for capital advances. **(enclosure)**
E. Consideration and Approval of First Amendment to Amended and Restated Funding and Reimbursement Agreement between District No. 1 and LPWP, and in connection therewith, the refunding of the 2026 Note and issuance of a new Subordinate Note to LPWP to secure reimbursement of operating advances. **(enclosure)**
F. Consideration and Approval of Second Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 2 and LPWP for capital advances. **(enclosure)**

G. Consideration and Approval of Second Amendment to Funding and Reimbursement Agreement between District No. 2 and LPWP for operating advances. **(enclosure)**

VII. DIRECTOR COMMENT

VIII. ADJOURNMENT

***** The next Regular Meeting is scheduled for TBD *****