

NOTICE OF REGULAR JOINT MEETING

PINERY COMMERCIAL METROPOLITAN DISTRICT NOS. 1 & 2

Friday, November 7, 2025, at 11:00 a.m.

This meeting will be held via teleconference and may be joined through the directions below:

Link: <https://us06web.zoom.us/j/84220082845>

Meeting ID: 842 2008 2845

Call-In: 720-707-2699

Craig Campbell, President	Term to May 2029
Tom Morton, Treasurer	Term to May 2029
Jack Hoagland, Secretary	Term to May 2027
VACANT	Term to May 2027
VACANT	Term to May 2027

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
5. Consent Agenda
 - a. Minutes from September 30, 2025 Special Meeting (**enclosure**)
 - b. Joint Resolution Designating Meeting Notice Posting Locations (**enclosure**)
 - c. 2024 Annual Report (**enclosure**)
 - d. 2024 Audit (No. 1) (**enclosure**)
 - e. 2024 Audit Exemption Application (No. 2) (**enclosure**)
 - f. Amended and Restated Digital Accessibility Policy (**enclosure**)
 - g. Proposals for Renewal of General Liability Schedule and Limits and Consider Approval and Authorization of Renewal for 2025 (**enclosure**)
 - h. Proposal from JPL for Landscape Maintenance
6. Boundary Adjustments
 - a. (District No. 1) Conduct Public Hearing on Petition for Inclusion from TF Pinery West, L.P. (Tract D, Pinery Village Filing No. 1) (**enclosure**)
 - i. Adopt Resolution Approving Inclusion (**enclosure**)
 - b. (District No. 2) Conduct Public Hearing on Petition for Inclusion from TF Pinery West, L.P. (Pinery Village Filing No. 1) (**enclosure**)
 - i. Adopt Resolution Approving Inclusion (**enclosure**)

- c. (District No. 2) Conduct Public Hearing on Petition for Exclusion from TF Pinery West, L.P. (Tract D, Pinery Village Filing No. 1) (**enclosure**)
 - i. Adopt Resolution Approving Exclusion (**enclosure**)
- d. (District No. 1) Conduct Public Hearing on Petition for Exclusion from TF Pinery West, L.P. (Pinery Village Filing No. 1) (**enclosure**)
 - i. Adopt Resolution Approving Exclusion (**enclosure**)

7. Legal Matters

- a. 2024 Legislative Update (**enclosure**)
- b. Consider Adoption of Joint Annual Administrative Resolution (2026) (**enclosure**)
- c. Consider Approval of Statements of Work from CliftonLarsonAllen, LLP (**enclosure**)
- d. Consider Approval of Revised Engagement Letters from WBA, PC (**enclosure**)
- e. Consider Approval of Resolution Regarding Acceptance and of Public Improvements (**enclosure**)
 - i. Consider Approval of Bill of Sale (**enclosure**)
 - ii. Consider Approval of Assignment of Warranties and Contract Rights (**enclosure**)
 - iii. Consider Approval of Warranty Agreement (**enclosure**)
 - iv. Consider Approval of Special Warranty Deed (**enclosure**)

8. Financial Matters

- a. Claims/Financial Statements (**enclosure**)
- b. Conduct Public Hearing on 2025 Amended Budget (**enclosure**)
 - i. Adopt Resolution to Amend 2025 Budget (No. 1) (**enclosure**)
- c. Conduct Public Hearings on 2026 Proposed Budgets (**enclosure**)
 - i. Adopt Resolution Adopting 2026 Budget (**enclosure**)

9. Other Business

10. Adjourn