VISTA COMMONS
METROPOLITAN DISTRICT NOS. 1-4

2001 16th St, Ste 1700
Denver, CO 80202
Phone: 303-779-5710
https://vistacommonsmd.specialdistrict.org/

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Tuesday, December 1, 2026

TIME: 10:00 a.m.

LOCATION: Via Microsoft Teams

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

https://teams.microsoft.com/meet/2638088669023689?p=z45epGIw8LXzphdbMe

To attend via telephone, dial 720-547-5281 and enter Conference ID: 107 287 219#

Board of Directors	Office	Term Expires
George Seward	President	May, 2027
Steve Coughlin	Treasurer/Secretary	May, 2027
Justin Coughlin	Director	May, 2029
Vacant	Director	May, 2029
Vacant	Director	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 notices.

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. Review and consider approval of minutes from October 28, 2025, special Board meeting (enclosure).

II. FINANCIAL MATTERS

A. Review and consider acceptance of Unaudited Financial Statements and Schedule of Cash Position (to be distributed).

B. Review and ratify approval of claims (to be distributed).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. Consider adoption of Resolution to Amend the 2026 Budget (if necessary).

D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (to be distributed).

E. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

F. Consider appointment of District Accountant to prepare Applications for Exemption from Audit for 2026.

G. Ratify acceptance and filing of 2025 Audit Exemptions (enclosures).

H. Acknowledge CLA Cash Access Policy (to be distributed).

III. LEGAL MATTERS

A. Ratify acceptance and filing of 2025 Annual Reports (enclosure).

B. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

C. 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 26, 2027. Discuss need for ballot issues and/or questions (enclosure).

D. Legislative Memorandum (enclosure).

IV. MANAGER MATTERS

A. Consider approval of CliftonLarsonAllen LLP statement(s) of work for 2027 for management services and accounting services (to be distributed).

B. Discuss and consider approval of 2027 insurance renewal (enclosure).

C. Discuss and consider worker's compensation insurance for 2027.

i. Review and consider adoption of Resolution Waiving Workers' Compensation Insurance for 2027 (enclosure).

D. Consider authorization of renewing membership in the Special District Association for 2027.

V. OTHER BUSINESS

A. Discuss 2027 Annual Meeting Date, if needed (*only required if residential units in 2027*).

VI. ADJOURNMENT