

**NOTICE OF JOINT REGULAR MEETING & AGENDA
DAWSON TRAILS METROPOLITAN DISTRICT NOS. 1-7**

November 18, 2025 at 10:30 A.M.

<https://www.dawsontrailsmetrodistrict.org/>

This meeting can be joined through the directions below:

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,4496175182#

Dawson Trails Metropolitan District Nos. 1 - 7 Boards of Directors	Term/Expiration
Lawrence P. Jacobson, President	2027/May 2027
Jeffrey Jacob Schroeder, Vice President/Treasurer	2027/May 2027
Megan Waldschmidt, Assistant Secretary	2027/May 2027
Paige Langley, Assistant Secretary	2029/May 2029
Blake Amen, Assistant Secretary	2029/May 2029

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. PUBLIC COMMENT (Items not on the Agenda; Comments limited to three minutes per person)

3. DIRECTOR MATTERS

4. CONSENT AGENDA ITEMS (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda. **Enclosures included in electronic packets; hard copies available upon request.**)

a. Administrative Matters:

- i. Approval of Joint Special Meeting Minutes from August 26, 2025 (enclosure).
- ii. Approval of Accounts Payable (District No. 1) (enclosure).
- iii. Approval of Unaudited Financial Statements for the period ending September 30, 2025, and Schedule of Cash Position updated November 14, 2025 (District No. 1) (enclosure).
- iv. Acceptance of 2024 Audit (District No. 1) (to be distributed).
- v. Adoption of Joint Resolution 2026 Annual Administrative Resolution (enclosure).
- vi. Adoption of Joint Resolution Adopting an Amended and Restated Digital Accessibility Policy and Designating a Compliance Officer (enclosure).
- vii. Ratification of 2024 Consolidated Annual Report
- viii. Approval of Engagement Letters with WBA, PC (to be distributed).
- ix. Ratification of Amended Engagement Letter with Piper Sandler for Underwriting Services related to the 2025 Bond Issuance (District No. 1) (enclosure).
- x. Acknowledgement of Special Warranty Deed with Shenba, LLC (District No. 1)
- xi. Ratification of Pinyon Pines Environmental Proposal for Soil Sampling at Crystal Valley Parkway in the Amount of \$2,730-\$3,025 (District No. 1) (enclosure).
- xii. Ratification of Execution of Dawson Trails Filing No. 1 Final Plat, recorded July 30, 2025

at the Douglas County, Colorado Clerk and Recorder's Office at Reference No. 2025035148
Accepting Ownership of Tracts A, E, P, R, and U (District No. 6)

- b. Independent Contractor Agreements:
 - i. Approval of Independent Contractor Agreement with Mile High Development for Engineering Services (District No. 1) (enclosure).
 - ii. Approval of Independent Contractor Agreement with Public Alliance LLC (District No. 1) (enclosure).
 - iii. Ratification of Independent Contractor Agreement with Frontier Fence (District No. 1) (enclosure).
 - iv. Approval of First Addendum to Independent Contractor Agreement with Frontier Fence (District No. 1) (enclosure).
 - v. Ratification of Independent Contractor Agreement with KPS Electric, Inc for Temporary Solar Light Installation (District No. 1) (enclosure).
 - vi. Approval of Second Amendment to Independent Contractor Agreement with Westside Property Investment Company, Inc (District No. 1) (enclosure).
 - vii. Approval of Independent Consultant Agreement with Ground Engineering Consultants, Inc for Filing No. 3 Soils Investigations (District No. 1) (enclosure).
 - viii. Approval of Independent Contractor Agreement with Di Salvo Engineering Group for Filing No. 1 Structural Design Services (District No. 1) (enclosure).
 - ix. Ratification of Independent Contractor Agreement with OTB Supply, Inc. for Boulder Supply (District No. 1) (enclosure).
 - x. Ratification of Fifth Addendum to Independent Contractor Agreement with Martin/Martin, Inc. for Civil Engineering Professional Services (District No. 1) (enclosure).
 - xi. Ratification of First Addendum to Independent Contractor Agreement with Ground Engineering, Inc. for Geotechnical Services (District No. 1) (enclosure).
 - xii. Ratification of Second Addendum to Independent Contractor Agreement with Ground Engineering, Inc. for Geotechnical Services (District No. 1) (enclosure).
 - xiii. Ratification of Second Addendum to Independent Contractor Agreement with CORE Consultants, Inc. (District No. 1) (enclosure).
 - xiv. Ratification of Second Addendum to Independent Contractor Agreement with EMK Consultants for Engineering Services (District No. 1) (enclosure).
- c. Construction Matters (District No. 1):
 - i. Ratification of Change Order No. 1 dated July 30, 2025 with Iron Woman Construction and Environmental Services LLC for Offsite Sanitary Sewer Phase 1 (enclosure).
 - ii. Ratification of Change Order No. 1 dated June 17, 2025 with RME Ltd, LLC related to Plum Creek Parkway Waterline (enclosure).
 - iii. Ratification of Change Order Nos. 1 and 2 dated December 19, 2024 with Kraemer North America LLC related to Offsite Waterline Phase 1A (enclosure).
 - iv. Ratification of Notice of Final Payment related to Offsite Waterline Phase 1A – Kraemer North America LLC (enclosure).
 - v. Ratification of Change Order Nos. 16-17 with Bemas Construction, Inc. related to the Early Grading South Project (enclosures).
 - vi. Ratification of Change Order Nos. 10-15 with Bemas Construction, Inc. related to Dawson Trails Boulevard CIP (enclosure).
 - vii. Ratification of Invitation to Bid related to Filing 2 Infrastructure (Phase 2-4) (enclosure).

5. MANAGER MATTERS

- a. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2026

6. LEGAL MATTERS

- a. Conduct Public Hearing on Inclusion of Property into District No. 5 (.42 Acres) owned by ACM Dawson Trails VIII JV LLC and Consider Adoption of Resolution and Order for Inclusion of Property (.42 Acres) (enclosure).
- b. Conduct Public Hearing on Exclusion of Property from District No. 6 (.005 Acres) owned by ACM Dawson Trails VIII JV LLC and Consider Adoption of Resolution and Order for Exclusion of Property (.005 Acres) (enclosure).

7. FINANCIAL MATTERS

- a. Approve CVI Contribution Funds, District Disbursement Request Nos. 12-15 as Submitted to the Town of Castle Rock, in the following amounts (District No. 1) (enclosures).
 - i. Disbursement Request No. 12 for \$962,011.60
 - ii. Disbursement Request No. 13 for \$825,378.79
 - iii. Disbursement Request No. 14 for \$3,899,366.44
 - iv. Disbursement Request No. 15 for \$790,597.89
- b. Approve District General Project Fund (Unrestricted Account) Requisition Nos. 24-27 under the Limited Tax General Obligation Capital Appreciation Turbo Bonds, Series 2024 in the following amounts (District No. 1) (enclosure).
 - i. Requisition No. 24 for \$9,696,378.30
 - ii. Requisition No. 25 for \$319,217.00
 - iii. Requisition No. 26 for \$7,062,909.67
 - iv. Requisition No. 27 for \$10,052,887.85
- c. Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution (to be distributed, if needed).
- d. Conduct Public Hearings on 2026 Budgets and Consider Adoption of Resolutions Adopting Budget, Certifying Mill Levy and Appropriating Funds Therefor (enclosures).
- e. Consider Approval of Auditor Proposals for 2024 Audit Services (District No. 1) (enclosure).

8. CONSTRUCTION MATTERS/UPDATES (DISTRICT NO. 1)

- a. CVI Water Line – Filing 1 (Hudick)
- b. Dawson Trails Boulevard CIP (Bemas)
- c. Early Grading (South) (Bemas)
- d. Plum Creek Waterline (RME Ltd)
 - i. Approval of Notice of Final Payment (publishing November 20 and 27) (enclosures).
- e. Water Tanks (DN Tanks)
- f. Grading Dawson Trails Boulevard (Hudick)
- g. Filing 1 (Hudick)
- h. Red Zone Pump Station (HEI)
- i. Offsite Sanitary Sewer Phase 1 (Iron Woman)
- j. Filing 2 Infrastructure Phase 2-4
 - i. Ratification of Notice of Award, Agreement and Notice to Proceed with BEMAS Construction Inc. (enclosure).

- ii. Ratification of Retention Agreement with Garnett Powell Maximon Barlow & Farbes (enclosure).
- iii. The Board intends to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the District for the purpose of receiving legal advice related to the Bid Protest Submitted by ESCO Construction Company on November 10, 2025 (enclosure).

9. OTHER BUSINESS

10. ADJOURNMENT