

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

July 15, 2025  
10:30 A.M. *via Zoom*

*This meeting can be joined through the directions below:*

<https://us06web.zoom.us/j/85659824344?pwd=a07n120HMNYkuJOhPF1XL3Gu4xAqI3.1>

Meeting ID: 856 5982 4344  
Passcode: 908817  
Call: 720-707-2699

<b>Dawson Trails Metropolitan District Nos. 1 - 7 Boards of Directors</b>	<b><u>Term/Expiration</u></b>
Lawrence P. Jacobson, President	2027/May 2027
Jeffrey Jacob Schroeder, Secretary/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. Approval of Joint Regular Meeting Minutes from June 17, 2025 (enclosure).
- b. Approval of Addendum with CORE Consultants, Inc. for Project Nos. 20-244-028 (Black Hills and Core Electric Support) and 20-224-005 (Costco) (to be distributed).
- c. Ratification of Purchase and Sale Agreement for Real Property with Shenba LLC (District No. 1) (enclosure).
- d. Ratification of Engagement Letter with Taft Stettinius & Hollister LLP for Disclosure Counsel (District No. 1) (enclosure).
- e. Ratification of First Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) with ACM Dawson Trails VIII JV LLC (District No. 1) (enclosure).
- f. Ratification of Engagement Letter with Causey Public Finance LLC for Financial Forecast (District No. 1) (enclosure).
- g. Approval of Engagement Letter with Casey Parrot LLC for Bond Counsel (District No. 1) (enclosure)
- h. Ratification of Engagement Letter with Piper Sandler for Underwriting Services (District No. 1) (enclosure).
- i. Ratification of Special Bond Fee Disclosure from WBA, PC (District No. 1) (enclosure).
- j. Ratification of Application for Extension of Audit (District No. 1).
- k. Ratification of First Addendum to Independent Contractor Agreement (Environmental Consulting

Services) with SWCA, Incorporated (District No. 1) (enclosure).

1. Ratification of Addendum to Service Agreement with Pinnacle Consulting Group, Inc. (District No. 1) (enclosure).

**5. MANAGER MATTERS**

**6. LEGAL MATTERS**

- a. Discussion regarding November 2025 Election.
- b. Consider Approval of Special Warranty Deed (Water Rights) to the Town of Castle Rock (District No. 1) (enclosure).

**7. FINANCIAL MATTERS**

- a. Approval of Accounts Payable (enclosure).
- b. Approval of Unaudited Financial Statements and Schedule of Cash Position (District No. 1) (enclosure).
- c. Consider Acceptance of 2024 Audit (District No. 1).
- d. Discuss 2025 Subordinate Cashflow Bonds.

**8. CONSTRUCTION MATTERS**

- a. Dawson Trails Boulevard (Bemas)
  - i. Consider Approval of First Amendment to Dawson Trails Boulevard Management Agreement with the Town of Castle Rock (District No. 1).
  - ii. Consider Approval of Change Order No. 8 to Bemas Construction Inc. (District No. 1).
- b. CVI Water Line – Filing 1
  - i. Ratification of Invitation to Bid, Notice of Award and Agreement with Hudick Excavating, Inc.
- c. Early Grading (South) (Bemas)
  - i. Ratification of Change Order No. 01-0002 through 01-0008, Nos. 1004-01-0009 through 1004-01-0012 with Bemas Construction, Inc. Ratification of Invitation to Bid, Notice of Award and Agreement with HEI Civil.
- d. Offsite Sanitary Sewer Phase 1
  - i. Ratification of Invitation to Bid, Notice of Award and Agreement with Iron Woman Construction and Environmental Services, LLC.
- e. Red Zone Pump Station
  - i. Ratification of Invitation to Bid.
  - ii. Bids Due July 1.

**9. OTHER BUSINESS**

**10. ADJOURNMENT**