NOTICE OF JOINT REGULAR MEETING & AGENDA
DAWSON TRAILS METROPOLITAN DISTRICT NOS. 1-7
November 17, 2026 at 10:30 A.M.
https://www.dawsontrailsmetrodistrict.org/

This meeting can be joined through the directions below:
https://zoom.us/j/81811789055
Dial In: 1 (719) 359-4580
Meeting ID: 818 1178 9055

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**
   a. Consider Appointment of Officer following November 3, 2026 Election (District No. 6)

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.)

   a. Administrative Matters:
      1. Approval of Joint Regular Meeting Minutes from August 18, 2026 (enclosure)
      2. Ratification of 2025 Annual Report (enclosure)
      3. Adoption of 2027 Joint Annual Administrative Resolution (enclosure)
         a. Third Tuesday of each month, 2027, at 10:30 a.m.
      4. Adoption of Resolution Calling May 4, 2027 Director Only Election (enclosure)

   b. Agreements (District No. 1):
      1. Ratification of Eighth Addendum to Independent Contractor Agreement with Ground Engineering Consultants, Inc. (enclosure)

2. Ratification of Eighth Addendum to Independent Contractor Agreement with CORE Consultants, Inc. for Engineering Services (enclosure)
3. Ratification of Ninth Addendum to Independent Contractor Agreement with CORE Consultants, Inc. for Engineering Services (enclosure)
4. Ratification of Independent Contractor Agreement with Consolidated Divisions, Inc. for Filing 1 Infrastructure Landscaping and Irrigation (enclosure)
5. Approval of Agreement with Black Hills Colorado Gas, Inc. for Gas Distribution Services (enclosure)
6. Ratification of Eighth Addendum to Independent Contractor Agreement with Martin/Martin, Inc. for Civil Engineering Professional Services (enclosure)
7. Ratification of Site Development Agreement among the District No. 1, Costco Wholesale Corporation and ACM Dawson Trails VIII JV LLC (enclosure)
8. Ratification of Independent Contractor Agreement with Kelty Construction, Inc. for Construction Services (enclosure)
9. Ratification of Service Authorization No. 1 to Professional Services Agreement with CORE Consultants, Inc. for Three Oaks Subpoena Response (enclosure)
10. Ratification of Service Authorization No. 8 to Professional Services Agreement with CORE Consultants, Inc. for Dawson Trails Boulevard North Roadway Improvements (enclosure)

c. Construction Matters (District No. 1):
   1. Ratification of Change Order Nos. 27, 36-38, 40-43, and 45 with Bemas Construction Inc. for Dawson Trails Filing 2 (enclosures)
   2. Ratification of Change Order Nos. 1 and 2 with AzTec Consultants, Inc. for Dawson Trails Filing 2 (enclosures)
   3. Ratification of Invitation to Bid for Dawson Trails Filing 3 Early Grading (enclosure)
   4. Ratification of Notice of Award to Consolidated Divisions, Inc. for Filing 1 Infrastructure Landscaping and Irrigation (enclosure)
   5. Ratification of Change Order No. 5 with RME Ltd., LLC d/b/a Elite Surface Infrastructure for Offsite Water Main (enclosure)
   6. Ratification of Change Order No. 6 with Hudick Excavating, Inc. for Filing 1 Infrastructure (enclosure)
   7. Ratification of Change Order No. 2 with DN Tanks, LLC for RZ Tanks (enclosure)

d. Financial Matters
   1. Approval/Ratification of Accounts Payable (District No. 1) (enclosure)
   2. Approval of Cash Position Report (enclosure)
   3. Acceptance of September 30, 2026 Unaudited Financial Statements (enclosure)
   4. Ratification of District General Project Fund Requisition No. 5 in the amount of $8,509,132.64 (enclosure)
   5. Ratification of District General Project Fund Requisition No. 6 in the amount of $6,875,381.50 (enclosure)
   6. Ratification of District General 2026 Sub Project Fund Requisition No. 1 in the amount of $5,426,175.93 (enclosure)

7. Ratification of District General 2026 Sub Project Fund Requisition No. 2 in the amount of $6,622,556.10 (enclosure)
8. Ratification of District General 2026 Sub Project Fund Requisition No. 3 in the amount of $2,000,528.35 (enclosure)

5. MANAGER MATTERS

a. Review and Consider Approval of First Addendum to Agreement with Public Alliance LLC for District Management Services for 2027 Rate Schedule (enclosure)

6. LEGAL MATTERS

a. Consider Approval of Program Management Services Agreement with Westside Property Investment Company, Inc. and corresponding Termination of Construction Management Agreement with Westside Property Investment Company, Inc. (District No. 1)
b. Consider approval of Engagement Letters with WBA Local Government Law, P.C.
c. Consider approval of Temporary Construction Easement Agreement with Echelon DT, LLC for a portion of Tract Z, Dawson Trails Filing No. 2 (District No. 3)
d. Ratification of Acceptance of District Owned Tracts Dedicated by Plat (District Nos. 1, 2, 3, 5 and 6) (enclosure)

7. FINANCIAL MATTERS

a. Conduct Public Hearing on Amendment to 2026 Budgets and Consider Adoption of Resolutions to Amend the 2026 Budgets and Appropriate Expenditures (District No. 1)(enclosure)
b. Conduct Public Hearing on Proposed 2027 Budgets and Consider Adoption of Resolutions to Adopt the 2027 Budgets, Appropriate Sums of Money, and Set Mill Levies (enclosures)

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

a. Dawson Trails Boulevard (North) (Hudick Excavating, Inc.)
b. Filing 1 Infrastructure (Hudick Excavating, Inc.)
    i. Pump Station
c. Filing 1 Landscape
d. Filing 2 Infrastructure Phases 2-4 (Bemas Construction Inc.)
e. Filing 3 Early Grading
f. Offsite Sanitary Sewer Phase 2 (Hudick Excavating, Inc.)
g. Offsite Water Main (RME Ltd., LLC d/b/a Elite Surface Infrastructure)
h. Tank Project (DN Tanks, LLC)

9. OTHER BUSINESS

10. ADJOURNMENT