LYONS RIDGE METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.Lyonsridgemetro.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: December 2, 2026

TIME: 10:00 a.m.

LOCATION: Columbine Library
7706 W. Bowles Ave.
Littleton, CO 80123

Board of Directors	Office	Term Expires
Katrien Singer	President	May, 2027
Bruce Wiesley	Vice President	May, 2027
Michael Beasley	Treasurer	May, 2029
Steve Sandifer	Director	May, 2029
James F. Duca	Director	May, 2029
Celeste Terrell	*Secretary to the Board*	*(Non-elected position)*

I. ADMINISTRATIVE MATTERS

A. Call to order and approval of agenda.

B. Disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notices.

II. CONSENT AGENDA

A. Minutes of the October 27, 2026 Special Board Meeting (enclosure).

B. Ratify landscape proposals (enclosures).

III. FINANCIAL MATTERS

A. Approval of previous claims (enclosure).

B. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements and Cash Position Schedule (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend 2026 Budget (enclosure).

D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and the Resolution to Set Mill Levies (enclosures).

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

F. Consider Appointment of District Accountant to prepare 2028 Budget.

G. Discuss statutory requirements for an audit. Review and consider approval of engagement letter with Dazzio & Associates, PC to prepare the 2026 Audit (enclosure).

H. Acknowledge CLA Cash Access Policy (enclosure).

IV. MANAGER MATTERS

A. Manager Report (enclosure).

B. Update regarding Jeffco storm water mitigation.

C. Review and consider approval of proposal regarding Willow Springs Open Space Owners Association permitting trail access (enclosures).

D. Review and consider approval of Resolution Establishing Regular 2027 Meeting Dates, Time and Location, and Designating Location for Posting 24-Hour Notices (enclosure).

   i. Recommended Date for Annual Meeting: September 8, 2027 at 7:00 p.m. with Regular Meeting to immediately follow adjournment.

E. Review and consider approval of Property and Liability Coverage Renewal and SDA Membership Renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).

F. Consider approval of Workers' Compensation Coverage for 2027 (enclosure).

G. Review and consider approval of CLA Statement(s) of Work for 2027 accounting and public management services (enclosures).

V. ATTORNEY MATTERS

A. 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).

VI. DIRECTOR MATTERS

A. Update on landscaping.

B. Discuss leakage problems with the Montane mailbox on Lyons Ridge Dr.

C. Update on continued work on the drainage of Detention Pond 2.

D. Discussion on trespassing of motorized vehicles on walking trails.

E. Discussion on landscaping guidelines and lighting guidelines.

VII. OTHER BUSINESS

A. Public comment.

VIII. ADJOURNMENT

There are no more regular meetings scheduled for the remainder of 2026.