

CLEARVIEW VILLAGES METROPOLITAN DISTRICT

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kenneth J. Puncerelli	President & Chairperson	May 2027
Jon O'Donnell	Secretary/Treasurer	May 2027
Vacant	Vice Chair & Asst. Secretary/Treasurer	May 2029
Vacant	Vice Chair & Asst. Secretary/Treasurer	May 2029
Vacant	Vice Chair & Asst. Secretary/Treasurer	May 2027

Date: October 27, 2026 (Tuesday)

Time: 11:00 AM

Place: MS Teams & Teleconference

[Join the meeting now:](#)

Meeting ID: 276 624 828 324 891; Passcode: Ur3L4ra2

Dial in by phone

[+1 720-721-3140,,661491888#](#); Phone conference ID: 661 491 888#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

- A. Approval of Minutes – October 28, 2025, Special Meeting.
- B. Ratification of Payment of Claims.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consider Approval of Updates and Authorizations to Prepare and File District Transparency Notice.

IV. FINANCIAL ITEMS

- A. Ratification of 2025 Audit Exemption and Authorization for 2026 Audit Exemption.
- B. Review Unaudited Financial Statements for the period ending June 30, 2026.
- C. Public Hearing regarding the Proposed 2027 Budgets.
- D. Consider Adoption of 2027 Budgets; Consider Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

V. LEGAL ITEMS

- A. Consider Approval of 2027 Annual Administrative Matters Resolution.
- B. Consider Approval and Ratification of 2025 Annual Report.
- C. Consider Approval of Worker's Compensation Exclusion Resolution.
- D. Discuss and Consider Approval of Any Updates Necessary to the Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisitions Agreement and related Promissory Notes.
- E. Consider Annual Engagement of District Consultants.
- F. Legislative Update.
- G. Discuss 2027 Annual Meeting Date, if needed. (*only required if residential units in 2027*)
- H. Consider Approval of May 2027 Election Resolution.

VI. OTHER MATTERS

VII. ADJOURNMENT

*****The Next Special Meeting will be on an as needed basis*****