CASTLEVIEW METROPOLITAN DISTRICT NO. 1
450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380
https://castleviewmetropolitandistrict1.specialdistrict.org/

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, November 24, 2026

TIME: 10:00 a.m.

LOCATION: Virtual

ACCESS: You can attend the meeting in the following ways:

1. To attend via Zoom Videoconference, use the link below:

   https://us02web.zoom.us/j/86752878191?pwd=aPuAqURiQcRtIhPl9tid9cO4zwbHKz.1

2. To attend via telephone, dial 1-719-359-4580 or 1-253-205-0468 and enter the following information:

   a. Meeting ID: 867 5287 8191
   b. Passcode: 471413

Board of Directors	Office	Term Expires
Brian Alpert	President	May 2029
Rodney Alpert	Treasurer	May 2027
Michael Alpert	Assistant Secretary	May 2029
Tanya Alpert	Assistant Secretary	May 2027
VACANT		May 2029
Alexandria "Zander" Myers	Secretary	N/A

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notices. Approve agenda.

C. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, Establishing District Website and Designating Location for Posting of 24-Hour Notices (enclosures).

D. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

E. Acknowledgement of acquisition of Streamline by Civic Plus.

F. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027.

a. Confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.

II. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

III. CONSENT AGENDA – these items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

a. Approval of minutes from the October 27, 2026 regular meeting.
b. Ratification and/or approval of claims.
c. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).
d. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
e. Consider appointment of District Accountant to prepare 2028 Budget.

IV. FINANCIAL MATTERS

A. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

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

C. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

D. Discuss statutory requirements for an audit. Authorize District Accountant to obtain proposals to perform the 2026 Audit.

E. Review Engineer's Cost Certification Report No. 15, prepared by Independent District Engineering Services, LLC. Consider acceptance of verified costs in the amount identified therein.

a. Discuss and consider approval of Project Fund Requisition No. 16 for payment to vendors, as verified by Engineer's Cost Certification Report No. 15.

b. Discuss and consider approval of Project Fund Requisition No. 17 for reimbursement to Castleview Development Inc. under the Infrastructure Acquisition and Reimbursement Agreement.

V. LEGAL MATTERS

A. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions.

B. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

C. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

D. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

E. Discuss and consider approval of Second Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) by and between the District and Castleview Development, Inc.

VI. CONSTRUCTION MATTERS

A. Status of Phase 1 development / construction and timing of Phase 2.

B. Discuss and consider approval of Change Order No. 9 by and between the District and Alpine Civil Construction, LLC.

VII. OTHER BUSINESS

A. Confirm a quorum for the December 22, 2026 regular Board meeting.

VIII. ADJOURNMENT

The next regular meeting is scheduled for December 22, 2026 at 10:00 a.m.