FOUNDRY METROPOLITAN DISTRICT NOS. 1-8

450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380
https://foundrymds1-8.specialdistrict.org/

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, November 10, 2026

TIME: 12:00 p.m.

LOCATION: Video/teleconference

ACCESS: To attend via Zoom videoconference, use the below link:

https://us02web.zoom.us/j/85812063874?pwd=X23HwIhvqVwmJGYka6Qvmqd4jTGlJr.1

To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 858 1206 3874
Passcode: 938800

District Nos. 1-8 Board of Directors	District Nos. 1-8 Office	District Nos. 1-7 Term Expires	District No. 8 Term Expires
Cynthia Myers	President	May 2029 / 2029	May 2027 / 2029
Cameron Turner	Secretary	May 2027 / 2027	May 2027 / 2027
Vacant		May 2027 / 2029	May 2027 / 2029
Vacant		May 2027 / 2029	May 2027 / 2029
Vacant		May 2027 / 2027	May 2027 / 2027

I. ADMINISTRATIVE MATTERS

A. Confirm quorum and present Disclosures of Potential Conflicts of Interest.

B. Approve agenda, confirm location of the meeting and posting of meeting notice and designate 24-hour posting location.

C. 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.

D. Acknowledge the resignation of Mark Hensley, Joseph Sutton, and LeRoy Van Dyke from the Board of Directors, effective on or about August 24, 2026.

E. Consider appointment of a Treasurer to the Board of Directors.

F. Review and consider approval of Minutes from the December 9, 2025 Statutory Annual Meeting and Special Board Meeting.

G. **District No. 8** – Review and consider approval of Minutes from the February 20, 2026 Special Board Meeting.

H. 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, and Designating Location for Posting of 24-Hour Notices.

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

J. Acknowledgement of acquisition of Streamline by CivicPlus.

K. Insurance Discussion.

a. Cyber Security and Increased Crime Coverage.

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

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

II. FINANCIAL MATTERS

A. **District No. 1** - Review, discuss, and accept unaudited financial statements and schedule of cash position.

B. **District No. 1** - Review and ratify/approve the payment of claims.

C. **District No. 1** - Discuss and consider approval of Operation Funding Agreement by and between Foundry Metropolitan District No. 1, Century Communities, Inc., or Century Land Holdings, LLC.

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

E. 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.

F. 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 Counsel to file the Certification with the County Assessor and other interested parties.

G. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.

H. Consider appointment of District Accountant to prepare 2028 Budget.

I. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2026.

III. LEGAL MATTERS

A. Discuss timeline for a potential bond issuance and related matters.

B. Discuss formation of a community authority board pursuant to the powers set forth in Article XIV of the Colorado Constitution and in conformity with the provisions of Sections 29-1-203 and 203.5, C.R.S.

C. 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. Self-Nomination Forms are due by February 26, 2027 (enclosure). Discuss the need for ballot issues and/or questions.

D. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).

E. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update.

F. 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).

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

H. Discuss District services for 2027 and consider approval of necessary service agreements for related services.

IV. CONSTRUCTION MATTERS

A. Discuss 2027 development / construction outlook.

V. OTHER BUSINESS

VI. ADJOURNMENT

There are no more regular meetings scheduled in 2026.