

**NOTICE AND AGENDA**  
**SPECIAL MEETING OF THE BOARD OF DIRECTORS OF**  
**THE RIDGE AT SAND CREEK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of The Ridge at Sand Creek Metropolitan District (the “District”), of the City of Colorado Springs, El Paso County, Colorado, will hold a special meeting by telephone and video conference and at the location, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

**Date:** November 13, 2025  
**Time:** 12:00 p.m., or as soon thereafter as possible  
**Location:** 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO 80903  
**Video:** [Zoom Meeting Link](#)  
**Call-In Number:** 1.669.254.5252  
**Meeting ID:** 161 081 4365  
**Passcode:** 611993

**AGENDA**

BOARD OF DIRECTORS

Jeff Mark, President, (2023-2027)  
Michael Garner, Secretary/Treasurer (2025-2029)  
LeighAnn Garner, V.P./Assistant Secretary/Treasurer (2025-2029)  
Cass Melin, Assistant V.P./Secretary/Treasurer (2023-2027)  
Glenn Pawlak, V.P./Assistant Secretary/Treasurer (2025-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the November 4, 2024 Meeting
6. Consider for Approval Minutes of the July 24, 2025 Annual Meeting
7. Financial Items
  - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
  - b. Public Hearing re: 2026 Budget
    - i. Consider Approval of Resolution Adopting 2026 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2026
  - c. Public Hearing re: 2025 Budget Amendment
    - i. Consider Approval of Resolution Amending 2025 Budget, if needed
  - d. Consider Ratification and Approval of 2024 Audit
8. Attorney Items
  - a. Consider Approval of 2026 Administrative Matters Resolution
  - b. Consider Approval of Resolution re Exclusion from Workers Compensation
  - c. Consider Ratification and Approval of 2024 Annual Report

- d. Consider Updates to Resolutions re: Imposition of Fees for the Districts, as needed
- e. Consider Updates to Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed
- f. Consider Approval of Annual Engagement of District Consultants
  - i. Review Spencer Fane Updated Standard Terms and Conditions for Legal Services Engagement
- g. Discuss Memo re: 2025 Legislative Updates
- 9. Development Update
- 10. Other Business
  - a. Set 2026 Annual Meeting Date pursuant to C.R.S. 32-1-903(6)(a)
- 11. Continuation/Adjournment