

**NOTICE AND AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
SOUTHWEST PLAZA METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Southwest Plaza Metropolitan District (the “District”), of Jefferson County, Colorado, will hold a special meeting at 10:00 am. or as soon thereafter as possible, on Friday, December 5, 2025, by telephone and videoconference, 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 time of 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: Friday, December 5, 2025

Time: 10:00 a.m.

Video Link:

<https://spencerfane.zoomgov.com/j/1605626518?pwd=AVKZvoqanSyx3gsLarJ8uq4xDtbFVU.1>

Call-In Number: 833-568-8864

Meeting ID: 160 562 6518

Passcode: 813772

AGENDA

BOARD OF DIRECTORS

Gregory K. Sims, President (2023-2027)

Steven Sayers, Secretary/Treasurer (2023-2027)

Jeffrey J. Koch, Asst. Secretary (2025-2029)

Nichole Freeman, Secretary (2025-2029)

Vacancy (2023-2027)

1. Call to Order
2. Consider Approval of the Agenda and Meeting Location
3. Disclosure of Potential Conflicts of Interest
4. Public Comment
5. Approval of Minutes from the May 20, 2025, Special Meeting
6. Financial Matters
 - a. Review and Consider Approval of Sales Tax Return/Report
 - b. Review and Consider Approval of Claims
 - c. Review and Consider Ratification of 2024 Audit
7. 2025 Budget Amendment, if necessary

- a. Conduct Public Hearing on 2025 Budget Amendment
 - b. Review and Consider Approval of Resolution to Amend 2025 Budget
8. 2026 Budget
 - a. Conduct Public Hearing on 2026 Budget
 - b. Review and Consider for Approval the Resolution Adopting the Proposed 2026 Budget, the Appropriation of Funds, and Authorization of Tax Levies to be Certified by the District for Collection in 2026
9. Project Manager Report
10. Director Items
11. Attorney Items
 - a. Review and Consider Approval of 2026 Annual Administrative Matters Resolution
 - b. Legislative Update
 - c. Spencer Fane LLP Updated Standard Terms and Conditions for Legal Services Engagement
 - d. Discuss 2026 Annual Meeting Date, if needed (only required if residential units in 2026)
 - e. Review and Consider Approval of Workers Compensation Exclusion Resolution
 - f. Review and Consider Ratification of BidNet Agreement for Services
 - g. Review and Consider Approval of John M. Mullins & Associates, Inc. Agreement for Consulting Services Related to Sanitary Sewer System
 - h. Review and Consider Ratification of Artisan Studios, LLC Agreement for Holiday Decorating Services
 - i. Review and Consider Ratification of IMEG Consultants Corp. Agreement for Engineering Services
 - j. Review and Consider Ratification of Alliance Commercial Maintenance Services, Inc. Contract for Asphalt Restoration Services
 - k. Review and Consider Approval of Zimmer Consultants Ltd. Agreement for Engineering Services Related to the Asphalt Restoration Project
 - l. Review and Consider Approval of Omniplan Agreement for Architectural Design Services
 - m. Review and Consider Approval of Will Serve Letter to Life Time Fitness
12. Other Business
13. Continuation/Adjournment