CENTERRA SOUTH METROPOLITAN DISTRICT NOS. 1-3

NOTICE OF SPECIAL MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
Kyle Harris	President & Chairperson	May 2027
Amanda Steinle	Vice President	May 2027
Sam Voelz	Treasurer	May 2029
Kyndall Wiedrich	Secretary	May 2029
Ashley Keyes	Asst. Secretary	May 2029

Date: November 12, 2026 (Thursday)
Time: 11:30 A.M.
Place: MS TEAMS & Teleconference

Join the meeting here
Meeting ID: 292 427 013 368 132; Passcode: dF6th3nS
Dial in by phone
+1 720-721-3140,,671885103#; Phone conference ID: 671 885 103#

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 1, 2026, Regular Meeting.
B. Ratification of Payment of Claims.
C. Ratification of Contract Modifications.
    1. Change Order 48 with Phase 1 Public Infrastructure and Coyote Ridge Construction, LLC.
    2. Change Order 49 with Phase 1 Public Infrastructure and Coyote Ridge Construction, LLC.
    3. Work Order 2026-04 with Phase 1 Public Infrastructure and Foothills Landscape Maintenance, LLC.
    4. Change Order 2 to Work Order 2025-01 with the Parking Garage and Architects Orange, LLP
    5. First Amendment to Master Service Agreement with CMS Environmental Solutions, LLC.
    6. Second Amendment to Master Service Agreement with Foothills Landscape Maintenance.
D. Approval of Unaudited Financial Statements for the period ending September 30, 2026.
E. Approval of 2027 Meeting Resolution.
F. Approval of District No. 1 2027 Regular Special District Election Resolution.

G. Approval of District No. 2 2027 Regular Special District Election Resolution.
H. Approval of District No. 3 2027 Regular Special District Election Resolution.

III. CAPITAL INFRASTRUCTURE ITEMS

A. Capital Fund Summary Review.
B. Budget Approval and Contracting
    1. General Capital.
        a) Consideration and Approval of a Master Service Agreement with TraceAir Technologies, Inc.
        b) Consideration and Approval of Work Order 2026-01 with TraceAir Technologies, Inc., for drone construction progress monitoring. ($32,025.00)
    2. Phase 1 Public Infrastructure.
        a) Consideration and Approval of an Amendment to the Master Service Agreement with AE Design, Inc.
        b) Consideration and Approval of a Master Service Agreement with RVi Planning + Landscape Architecture, Inc.
        c) Consideration and Approval of Work Order 2026-01 with RVi Planning + Landscape Architecture, Inc. for landscape architecture and design coordination services. ($31,600.00)
    3. Single Family Residential Public Improvements.
        a) Consideration and Approval of Work Order 2026-02 with RVi Planning + Landscape Architecture, Inc., for landscape architecture services. ($17,120.00)
    4. Parking Garage.
        a) Consideration and Approval of payment to the City of Loveland for the applicable permit fees associated with the Parking Structure. ($638,341.00)
C. Consider Authorization of District Project Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 Budget.

IV. FINANCIAL ITEMS

A. Public Hearing regarding the Proposed Amended 2026 Budgets.
B. Consider Adoption of Amended 2026 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
C. Public Hearing regarding the Proposed 2027 Budgets.
D. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

V. LEGAL ITEMS

A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.
B. Consideration and Approval of Second Amendment to Funding and Reimbursement Agreement between District No. 1 and Centerra East Development, Inc., (CED) and in connection therewith, the refunding of the 2026 Note and issuance of a new Subordinate Note to CED to evidence the District's repayment obligation for operating advances.

C. Consideration and Approval of Second Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and CED and in connection therewith, the refunding of the 2026 Note and issuance of a new Subordinate Note to CED to evidence the District's repayment obligation for capital advances.

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT

*****The next Regular Meeting is scheduled for December 3, 2026*****