

**SILVERSTONE METROPOLITAN DISTRICT NOS. 1-2  
JOINT REGULAR MEETING**

Thursday, October 23, 2025 at 9:00 a.m.

*This meeting will also be held via teleconferencing and can be joined through the directions below:*

Zoom Meeting Link:

<https://us06web.zoom.us/j/81346821784?pwd=4dMvInOMJlGcPkRFGHYxBq24duRNx.1>

Meeting ID: 813 4682 1784

Passcode: 024798

Call In Numbers: 1(719) 359-4580 or 1(720) 707-2699

**Board of Directors**

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Jon R. Lee, President	Term Expires May 2027
Michael Strear, V.P./Asst. Secretary	Term Expires May 2029
Edward Pluss, Asst. Secretary	Term Expires May 2027
VACANT	Term Expires May 2027
VACANT	Term Expires May 2029

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**AGENDA AND NOTICE**

1. Call to Order
2. Declaration of Quorum
3. Director Qualifications/Disclosure of Conflicts
4. Approval of Agenda
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign-in sheet.
6. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member.
  - a. Approval of July 24, 2024 Special Minutes(enclosure)
  - b. Approval of Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (enclosure)
  - c. Discuss and Consider Approval of 2026 BMO Worker’s Compensation Coverage (District No. 1)
  - d. Discuss and Consider Approval of 2026 Exclusion from BMO Worker’s Compensation Coverage (District No. 2)
  - e. Consider Adoption of Joint 2026 Annual Administrative Resolution (enclosure)
  - f. Ratification of Acceptance of 2024 Audits
  - g. Ratification of 2024 Joint Annual Report (enclosure)

2025 Regular Meetings are held the Fourth Thursday of April and October at 9:00 A.M., 2500 Arapahoe Avenue, Suite 220, Boulder, CO and/or Zoom teleconference. For questions, please call 303-858-1800.

- h. Approval of Notice of Electors Pursuant to § 32-1-809, C.R.S. (enclosure)
  - i. Approval of Joint 2026 Resolution Designating Meeting Notice Posting Location (enclosure)
  - j. Joint Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer (enclosure)
7. Items pulled from Consent Agenda
8. Annual Administrative Matters
- a. Consider Approval of Master Services Agreement and Statement of Work with CliftonLarsonAllen, LLC (enclosures)
  - b. Consider Approval of Updated WBA, PC Engagement Letter Per HB25-1090 (enclosure)
  - c. Other Administrative Matters
9. Financial Matters
- a. Review of Payables/Financials
  - b. Advanced Cash from SilverStone Development Company, Inc., Under the Capital Funding and Reimbursement Agreement: Interim Ratification and Current Acknowledgement of Receipt of Advances and Repayment
    - i. Adoption of Joint Resolution Regarding Acknowledgement of Receipt of Cash Advances for District Public Improvement Capital Costs and Reimbursement by District No. 2 via Fill-up of Series 2024B Subordinate Drawdown Bond as District Eligible Public Improvement Costs
  - c. Conduct Public Hearing on 2025 Budget Amendment (*if necessary*)
    - i. Consider Adoption of Resolution Amending 2025 Budget (*enclosure*)
  - d. Conduct Public Hearing on 2026 Budget
    - i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2026 Calendar Year (*enclosure*)
  - e. Consider Auditor Proposal for 2025 Audits
  - f. Discuss 5.25% TABOR Revenue Growth Limitation; November 2026 Waiver Election
  - g. Other Financial Matters: Oil and Gas Site Plug/Abandonment/Line Removal Costs as Potential District Eligible Capital Cost
10. Construction Update
- a. Project Status Report

- b. District Public Improvement Construction with Advanced Cash Under Funding and Reimbursement Agreement (Capital): Approval/Ratification of Public Improvement Construction Contract(s)/Change Orders, Bids and Awards, Construction Budgets
  - c. Builder/Developer/Landowner Public Improvement Construction and Reimbursement Under PIARA: SilverStone Development Company, Inc., Application for Reimbursement; Ranger Cost Certification and Acquisition Report; CLA Cost Certification
  - d. District No. 1: PIARA Adoption of Joint Resolution Regarding Acceptance of District Eligible Certified Costs Regarding Public Improvement Cost Reimbursement By District No. 2
  - e. District No. 2: PIARA Approval of Joint Resolution Regarding Capital Funding and Fill-up of Series 2024B Subordinate Drawdown Bond For District No. 1's Approved District Eligible Certified Costs
11. Next Regular Meeting (April 23, 2026); Adjourn