

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

July 24, 2025 at 9:00 a.m. via teleconference

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

Zoom Meeting Link:

<https://us06web.zoom.us/j/85729249588?pwd=iGDwEBtg5Bjeb1Su5oSZlgjbmouEIY.1>

Meeting ID: 857 2924 9588

Passcode: 729230

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

**Board of Directors**

---

Jon R. Lee, President	Term Expires May 2027
Michael Strear, Treasurer	Term Expires May 2029
Edward Pluss, Secretary	Term Expires May 2027
VACANT	Term Expires May 2029
VACANT	Term Expires May 2027

---

**AGENDA AND NOTICE**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Disclosure of Conflicts
3. Approval of Agenda
4. Approval of Minutes – April 24, 2025 Joint Regular Meetings (*enclosure*)
5. 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 (*enclosure*)
  - 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 (*enclosure*)
  - 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 (*enclosure*)
6. Financial Matters (*enclosures*)
  - a. Cash Sheets and Payables
  - b. Series 2024B Taxable Conversion to Tax Exempt

2025 Regular meetings are scheduled for the fourth Thursday of April and October at 9:00am at 2500 Arapahoe Avenue, Suite 220, Boulder, CO and/or by Zoom teleconference.

7. General Matters – Discuss Need for HOA Landscape and Amenities Operation and Maintenance Agreement
8. Public Comment (limit 3 minutes each and for items/topics not on this agenda)
9. Next Regular Meeting (October 23, 2025); Cost Certification Approval Meetings 2025
10. Adjourn

**2025 Regular meetings are scheduled for the fourth Thursday of April and October at 9:00am at 2500 Arapahoe Avenue, Suite 220, Boulder, CO and/or by Zoom teleconference.**