

SUNSET PARKS METROPOLITAN DISTRICT

SPECIAL MEETING via teleconference

Thursday, October 9, 2025 at 3:00 p.m.

<https://sunsetparksmetrodistrict.com/>

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| Kent Pedersen, President | Term to May 2027 |
| Debra Hessler, Secretary/Treasurer | Term to May 2027 |
| Jennifer Thornbloom, Assistant Secretary | Term to May 2027 |
| Jonathan Beckwitt, Assistant Secretary | Term to May 2029 |
| Vacant | Term to May 2029 |

This meeting can be joined via Zoom using the following information:

<https://us06web.zoom.us/j/84983278080?pwd=1qZMM5HPMgBbWJ6Wfqw0CJBF5mFdqL.1>

MEETING ID: 849 8327 8080

PASSCODE: 583017

CALL IN NUMBER: 720-707-2699

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/ Director Conflict of Interest Disclosures
3. Approval of Agenda
4. 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.
5. 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, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of August 14, 2025 Special Meeting Minutes
 - b. Approval and Ratification of Claims Payable
 - c. Approval of Special District Disclosure Notice Pursuant to 32-1-809, C.R.S.
 - d. Adoption of Resolution Adopting an Amended and Restated Digital Accessibility Policy and Designating a Compliance Officer
 - e. Ratification of 2024 Annual Report
 - f. Approval of Contractor Agreement with Heatherly Creative, LLC for 2026 Website Maintenance and Accessibility Services
 - g. Ratification of Disclosure to Purchasers
 - h. Approval of Independent Contractor Agreement with AdvanceHOA for Management Services
6. Legal Matters
 - a. Consider Adoption of 2026 Annual Administrative Resolution
 - b. Discuss 2025 Legislative Memorandum
 - c. Discuss and Review Proposals for Renewal of General Liability and Property Schedules and Consider Approval and Authorization to Bind Coverage

- i. Consider Authorization for Exclusion from 2026 Workers Compensation Coverage
 - d. Discuss Funding and Reimbursement Agreement
 - e. Discuss and Consider Approval of Access, Operation and Maintenance Agreement with HOA
 - f. Other Legal Matters
- 7. District Management Matters
 - a. Other Management Matters
- 8. Financial Matters
 - a. Review Unaudited Financial Statements and Property Tax Reconciliation
 - b. Discuss 5.25% Limitation and Ballot Issue Election
 - c. Conduct Public Hearing on 2025 Amended Budget (*if needed*)
 - i. Consider Adoption of Resolution Amending 2025 Budget (*if needed*)
 - d. Conduct Public Hearing on 2026 Budget
 - i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2026 Calendar Year
 - e. Consider Approval of Preparation Statement of Work with CliftonLarsonAllen, LLC
 - f. Discuss Investment Direction
 - g. Other Financial Matters
- 9. Other Business/Adjourn