GARDENS AT EAST ILIFF METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 12, 2026

TIME: 3:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/meet/250251539771948?p=GWae1JDqAGrzWODcu3

To attend via telephone, dial 720-547-5281 and enter Conference ID: 865 397 425#

Board of Directors	Office	Term Expires
Steev Yosupov	President	May, 2027
Kathryn Zeigler	Secretary	May, 2027
Tammy Franz	Treasurer	May, 2029
Vacant		May, 2027
Vacant		May, 2029

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notice. Approve Agenda.

C. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

D. Acknowledge the resignation of Cindy Myers from the Board of Directors, effective September 21, 2026.

E. Review and consider approval of minutes from the March 30, 2026 special Board meeting and the October 13, 2026 Statutory Annual Meeting (enclosures).

F. Discuss business to be conducted in 2027 and location (virtual and/or physical) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

G. Discuss requirements for and schedule 2027 statutory annual meeting.

H. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2027 (District Transparency Notice).

I. Discuss requirements of Section 32-1-306, C.R.S. and direct staff regarding compliance (Annual Map Filing).

J. Discuss remediation and posting of meeting minutes on District website and authorize actions associated therewith.

K. Acknowledgement of acquisition of Streamline by CivicPlus.

II. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered to be on the Regular Agenda.

A. Acknowledge filing of 2025 Annual Report (enclosure).

B. Acknowledge filing and ratify approval of 2025 Audit Exemption (enclosure).

III. FINANCIAL MATTERS

A. Review and approve/ratify payment of claims in the amount of $10,069.12 (enclosure).

B. Review and consider acceptance of June 30, 2026 Unaudited Financial Statements and Cash Position Report (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

D. Conduct Public Hearing on proposed 2027 Budget and consider adoption of Resolution to Adopt 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).

E. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).

F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Counsel to file the Certification with the Board of County Commissioners and other interested parties.

G. Consider appointment of District Accountant to prepare the 2028 Budget.

H. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2026.

IV. LEGAL MATTERS

A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions.

B. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update.

C. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

D. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

V. MANAGER MATTERS

A. Consider approval of Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2027 Management Services (enclosure).

B. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027 (enclosure).

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no more regular meetings scheduled for 2026.