NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
SUMMERFIELD NORTH METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Directors of Summerfield North Metropolitan District, of the Town of Keenesburg, Weld County, Colorado, will hold a special meeting by telephone and video conference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: November 30, 2026
Time: 10:00 a.m., or as soon thereafter as possible
Location: https://spencerfane.zoomgov.com/j/1658406872?pwd=zA1EsHTGr0raK63akM6aAp91w9tEbq.1
Call-In Number: 1.669.254.5252
Meeting ID: 165 840 6872
Passcode: 561753

AGENDA

BOARD OF DIRECTORS
Marcus Palkowitsh, President, (2025-2029)
John Will, Secretary/Treasurer (2023-2027)
Eugene Coppola, V.P./Assistant Secretary/Treasurer (2025-2029)
Thomas Ashburn, V.P./Assistant Secretary/Treasurer (2025-2029)
Vacancy (2025-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the May 20, 2026 Meeting and June 15, 2026 Annual Meeting
6. Financial Items
    a. Consider Ratification/Approval of Payment of Claims
    b. Public Hearing re: 2027 Budget
        i. Consider Approval of Resolution Adopting 2027 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2027
    c. Public Hearing re: 2026 Budget Amendment
        i. Consider Approval of Resolution Amending 2026 Budget, if needed
    d. Consider Ratification/Approval of 2025 Audit Exemption
7. Attorney Items
    a. Consider Approval of 2027 Administrative Matters Resolution
        i. Set 2027 Annual Meeting Date pursuant to C.R.S. 32-1-903(6)(a), *if residential units*
    b. Consider Approval of 2027 Election Resolution
    c. Consider Approval of Continued Exclusion from Workers Compensation
    d. Consider Updates/Renewals of Developer Funding and Reimbursement Agreements
    e. Consider Approval of Amended and Restated Promissory Notes for Reimbursement of Capital Costs and Operations and Maintenance Advances
    f. Consider Approval of Annual Engagement of District Consultants
    g. Discuss Memo re: 2026 Legislative Updates
8. Director Items
9. Development Update
10. Other Business
11. Continuation/Adjournment