ELBERT & HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 16, 2026

TIME: 1:00 p.m.

LOCATION: Via Zoom Videoconference

ACCESS: To attend via Zoom Videoconference, use the below link:

https://us02web.zoom.us/j/84776394739?pwd=BOOA3FzpWrpSjTNhf3t89CEwpiiZim.1&from=addon

To attend via telephone, dial +1 719-359-4580 and enter the following additional information:

Meeting ID: 847 7639 4739
Passcode: 577468

Board of Directors	Office	Term Expires
Karl R. Nyquist	President	May, 2029
Brad Johnson	Secretary/Treasurer	May, 2027
Mark Harding	Assistant Secretary	May, 2027
Jim Marshall	Assistant Secretary	May, 2029
Brent Brouillard	Assistant Secretary	May, 2027

I. ADMINISTRATIVE MATTERS

A. Call to order and approval of agenda.

B. Present disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notices.

D. 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.

E. Review and consider adoption of Resolution Regarding 2027 Administrative Matters (enclosure).

i. Confirm 2027 meeting dates and times.

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

II. CONSENT AGENDA

A. Review and consider approval of Minutes from the March 16, 2026 Regular Board Meeting (enclosure).

B. Ratify 2025 Annual Report (enclosure).

C. Ratify invoice from Riley's Asphalt for the repair of District potholes in the amount of $4,500.00 (enclosure).

III. FINANCIAL MATTERS

A. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

B. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosures).

C. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form ("MLC") for certification to the Board of County Commissioners and other interested parties.

D. Consider appointment of District Accountant to prepare 2028 Budget.

E. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements (to be distributed).

F. Review and ratify approval of interim claims in the total amount of $288,359.89 (enclosure).

G. Review and ratify the Quarterly Continuing Disclosure Reports for the period ending April 27, 2026 and July 7, 2026 (enclosures).

H. Discuss statutory requirements for an audit. Review and consider engagement letter with Schilling & Company, Inc. to prepare the 2026 Audit (to be distributed).

I. Review and acknowledge CLA Cash Access Policy (enclosure).

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. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).

V. MANAGER MATTERS

A. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to the property schedule (if any) (to be distributed).

B. Review and consider approval of Worker's Compensation Insurance for 2027 (enclosure).

C. Consider authorization of renewing membership in the Special District Association for 2027.

D. Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2027 Management Services, Accounting Services and Public Improvement Fee (enclosures).

VI. OTHER BUSINESS

A. Announce resignation of Brad Johnson.

B. Consider appointment of David Pretzler to the Board of Directors.

VII. ADJOURNMENT

There are no more regular meetings scheduled for 2026.