KINSTON METROPOLITAN DISTRICT NOS. 1-10

NOTICE OF REGULAR MEETING AND AGENDA

KINSTON METROPOLITAN DISTRICT NOS. 1, 3-10

Board Of Directors	Office	Term Expiration
Jeff Breidenbach	President	May 2029
Brad Lenz	Vice President	May 2027
Wendy Messinger	Secretary	May 2027
Sam Voelz	Treasurer & Asst. Secretary	May 2029
Adrian Frank	Asst. Secretary	May 2029

KINSTON METROPOLITAN DISTRICT NO. 2

Board Of Directors	Office	Term Expiration
Jeff Breidenbach	President	May 2029
Brad Lenz	Vice President	May 2027
Wendy Messinger	Treasurer	May 2027
Brett Bakersky	Secretary	May 2029
Adrian Frank	Asst. Secretary	May 2029

Date: November 12, 2026 (Thursday)
Time: 1:00 P.M.
Place: MS TEAMS & Teleconference

Join the meeting now
Meeting ID: 221 271 322 908 9 Passcode: 3Ru2pS65
Dial in by phone
+1 720-721-3140,,303658246#; Phone conference ID: 303 658 246#

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda.
D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)

II. CONSENT AGENDA

A. Approval of Minutes – October 8, 2026, Regular Meeting.
B. Ratification of Payment of Claims.
C. Ratification of Contract Modifications.
   1. Work Order 2026-03 with Millennium East 17th and Kumar & Associates, Inc.
   2. Change Order 1 to Work Order 2025-01 with Millennium East 19th and Kumar & Associates, Inc.
   3. Change Order 1 with Millennium East 19th and Landtech Landscape Maintenance.

D. Approval of Unaudited Financial Statements for the period ending September 30, 2026.
E. Approval of 2027 Meeting Resolution.
F. Approval of 2027 Election Resolution for District No. 1.
G. Approval of 2027 Election Resolution for District No. 2.
H. Approval of 2027 Election Resolution for District No. 3.
I. Approval of 2027 Election Resolution for District No. 4.
J. Approval of 2027 Election Resolution for District No. 5.
K. Approval of 2027 Election Resolution for District No. 6.
L. Approval of 2027 Election Resolution for District No. 7.
M. Approval of 2027 Election Resolution for District No. 8.
N. Approval of 2027 Election Resolution for District No. 9.
O. Approval of 2027 Election Resolution for District No. 10.

III. DISTRICT MANAGER ITEMS

A. District Managers' Report.
B. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
    1. Affordable Pest Control, Inc.
    2. All Sweep, Inc.
    3. Citadel Securities, LLC.
    4. Davinci Sign Systems, Inc.
    5. Dray Pro Services, Inc.
    6. Denver Commercial Property Services, Inc.
    7. Environmental Designs, Inc.
    8. Fiske Electric, Inc.
    9. Foothills Landscape Maintenance, LLC.
    10. High Plains Environmental Center.
    11. Realberry Real Estate Services, LLC.
    12. Robles Brothers Inc.
    13. SWPPP Colorado, LLC.
    14. Waterwise Land and Waterscapes, Inc.
C. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 Budget.
D. Painted Turtle Dr. Reimbursement Request.

IV. CAPITAL INFRASTRUCTURE ITEMS

A. District Capital Infrastructure Report and District Project Manager Update.
B. Capital Fund Summary and Capital Fund Summary Review.
C. Budget Approval and Contracting.
    1. Kinston Millennium East 17th Subdivision.
        a. Review Budget Memo.
        b. Consider Approval of project budget adjustment.
    2. Kinston Millennium East 19th Phase 2.
        a. Review Budget Memo.
        b. Consider Approval of project budget adjustment.

V. FINANCIAL ITEMS

A. Finance Manager's Report.
B. Public Hearing regarding the Proposed Amended 2026 Budgets.
C. Consider Adoption of Amended 2026 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
D. Public Hearing regarding the Proposed 2027 Budgets.
E. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
F. Consider Engagement of The Adams Group for 2026 Audit Services.

VI. LEGAL ITEMS

A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.
B. Consideration and Approval of First Amendment to Amended and Restated Sidewalk Snow Removal and Maintenance Policy.
C. Consideration and Approval of License Agreement between District No. 1 and Centerra East Development, Inc.
D. Consideration and Approval of Seventh Amendment to Funding and Reimbursement Agreement between District No. 1 and Centerra East Development, Inc., (CED), and in connection therewith, the refunding of the 2026 Note and issuance of a new Subordinate Note to CED to secure District No. 1's repayment of operating advances.
E. Consideration and Approval of Second Amendment to Amended and Restated Improvement Acquisition, Advance, and Reimbursement Agreement between District No. 1 and CED for capital advances.
F. Consideration of Phase 2 Damage Deposit Escrow Agreement for Shea Trilogy.
G. Consideration and Approval of Phase 2 Lot Development Agreement for Shea Trilogy.

VII. DIRECTOR COMMENT

VIII. EXECUTIVE SESSION

A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

IX. ADJOURNMENT

*****The next Regular Meeting is scheduled for December 10, 2026 *****