COPPERLEAF METROPOLITAN DISTRICT NO. 2

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NOTICE OF REGULAR MEETING AND AGENDA

DATE: **Monday, November 9, 2026**
TIME: **7:00 p.m.**
LOCATION/ACCESS: **Via Zoom**

1. **To attend via Zoom Videoconference, use the following link:**
   https://us02web.zoom.us/j/84973145257?pwd=Llvh3PSWIuRIPXtAGbWJ0K8mzWhO8p.1
2. **To attend via telephone, dial 1-719-359-4580 and enter the following additional information:**
   a. **Meeting ID: 849 7314 5257**
   b. **Passcode: 140418**

Board of Directors	Office	Term Expires
Michael R. Rohde	President	May 2029
Joseph Cervone	Treasurer	May 2029
Lauren Milam	Assistant Secretary	May 2027
Deep Singh	Assistant Secretary	May 2027
Christian Gilligan	Assistant Secretary	May 2027
Craig Sorensen	Secretary	N/A

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notices. 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. Review and consider approval of minutes of the July 13, 2026 Regular Meeting and the July 13, 2026 Annual Meeting (enclosures).

E. Discuss business to be conducted in 2027 and location (**virtual and/or physical**). Schedule regular meeting dates and consider adoption of Resolution No. 2026-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

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

G. Confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.

II. FINANCIAL MATTERS

A. Review and ratify approval of paid claims for the period of July 14, 2026 through November 9, 2026 in the amount of $_____ (enclosure).

B. Review and consider acceptance of unaudited financial statements for the period ending September 30, 2026 (enclosure).

C. Discuss and consider engagement of auditor to prepare 2026 Audit.

D. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution No. 2026-11-____, Resolution of Copperleaf Metropolitan District No. 2 to Amend the 2026 Budget.

E. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution No. 2026-11-____, Resolution to Adopt the 2027 Budget and Appropriate Sums of Money, and Resolution No. 2026-11-____, Resolution to Set Mill Levies (enclosures: preliminary assessed valuation, draft budget and budget resolutions).

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

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

III. LEGAL MATTERS

A. **Sale of Tract J3, Copperleaf Filing No. 2:**

1) Review and consider ratifying approval of Letter of Intent between the District and Viking Development, LLC (enclosure) and extension of investigation period therein.

2) Review and consider approval of Agreement for Sale and Purchase of Real Estate between the District and Viking Development, LLC (enclosure).

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

C. Discuss May 4, 2027 Regular Directors' Election and consider adoption of Resolution No. 2026-11-____, Resolution Calling a Regular Election for Directors on May 4, 2027, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions.

1) Discuss and consider engagement of Circuit Rider of Colorado, LLC ("Circuit Rider") to provide May 2027 Election Services. Review and consider approval of proposal from Circuit Rider, and authorize execution of Election Management Services Agreement with Circuit Rider (**to be distributed**).

D. Review and acknowledge McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

E. Review and consider adoption of Resolution No. 2026-11-____, Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

F. Review and consider adoption of Resolution No. 2026-11-____, Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

IV. CAPITAL IMPROVEMENTS / MAINTENANCE

A. **Copperleaf Dog Park:**

1) Review and consider approval of Dog Park Maintenance Cost Sharing Agreement by and between Copperleaf Metropolitan District Nos. 2, 3, 4 and 9 (enclosure).

2) Review and discuss proposal from Nature's Workforce for conversion of lawn areas in the Dog Park to decomposed granite (enclosure). Appoint committee to investigate and approve actions in connection therewith.

B. Discuss snow removal services within the District and authorize any necessary actions in connection therewith.

V. OTHER BUSINESS

VI. ADJOURNMENT – There are no more regular meetings scheduled in 2026.