JOINT REGULAR MEETING
PINERY MEADOWS METROPOLITAN DISTRICT NOS. 1-2
Thursday, July 23 2026, at 10:00 A.M.
at
7200 S. Alton Way, Suite C400
South Conference Room
Centennial, CO 80112
And via teleconference

This meeting will be held in person and via teleconferencing and can be joined through the directions below:

https://us06web.zoom.us/j/84524607853?pwd=yvKi29HABF3UXMkwGnH7mxM05AWLQ0.1
Meeting ID: 845 2460 7853
Password: 029867
Call-in Number: 720-707-2699
https://www.pinerymeadowsmd1-2.org

John "Jackson" Givens, President	Term to May 2029
Jerry B. Richmond III, Vice President/Secretary	Term to May 2029
Aaron L. Clutter, Treasurer	Term to May 2027
Eric Lee, Assistant Secretary	Term to May 2029
Kurtis W. Williams, Assistant Secretary	Term to May 2027

NOTICE OF JOINT REGULAR MEETING AND AGENDA

Note: All agenda items relate to or are for consideration by both Pinery Meadows Metropolitan District Nos. 1 and 2, unless otherwise noted)

1. Call to Order/Declaration of Quorum/Agenda Posting Confirmation

   Conflict of Interest Disclosures

2. Approval of Agenda

3. Public Comment - Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes.

4. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
   a. Approval of Minutes from the January 22, 2026 Organizational Meeting (**enclosure**)
   b. Approval of Minutes from the April 23, 2026 Joint Regular Meeting (**enclosure**)
   c. Ratify Temporary Construction License Agreement (Tract L) from JEN Colorado 23 LLC to District No. 1 (District No. 1 only) (**enclosure**)
   d. Ratify Temporary Construction License Agreement from District No. 2 to District No. 1 and JEN Colorado 23, LLC (**enclosure**)
   e. Ratify Temporary Construction License Agreement (Lots) from Ashton Colorado Residential LLC and HBS I Pinery LLC to District No. 1 and JEN Colorado 23 LLC (District No. 1) (**enclosure**)

f. Ratify Construction Compensation Agreement among District No. 2, Scott Ave Land Holdings, LLC and Douglas County (District No. 2 only) (**enclosure**)

5. Financial Matters

   a. Update regarding District Bank Account

   b. Conduct Public Hearing on 2026 Budget Amendment (District No. 1 only)

      i. Consider Adoption of Resolution Amending 2026 Budget (District No. 1 only) (**enclosure**)

   c. Other Financial Matters

6. Bond Matters

   a. Ratify Engagement Letter with King & Associates for Appreciation Analysis (District No. 1 only) (**enclosure**)

   b. Consider making a final determination to issue general obligation indebtedness consisting of its Limited Tax General Obligation Bonds, Series 2026A and its Subordinate Limited Tax General Obligation Bonds, Series 2026B (collectively, the "Bonds"), in a combined principal amount of up to $7,500,000, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution(s) adopted by the Board at the meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of the Bonds and the levy of ad valorem taxes for the payment thereof; approving the forms of the Indentures of Trust and other financing documents; authorizing the execution and delivery thereof and performance by the District thereunder; adopting a compliance policy of the District with respect to the Bonds and other future tax-exempt obligations of the District (if any); ratifying and confirming prior related action; making determinations and findings as to matters relating to the Bonds; authorizing incidental action; and repealing prior inconsistent actions (District No. 1 only) (**enclosures**)

7. Legal Matters

   a. Review and Consider Approval of Capital Facilities Fee Resolution (District No. 1 only) (**enclosure**)

   b. Review and Consider Approval of Infrastructure Acquisition Agreement between District No. 1 and District No. 2 (**enclosure**)

   c. Review and Consider Approval of Easement from District No. 2 to Parker Water and Wastewater District (District No. 2 only) (**enclosure**)

      Review and Consider Approval of Easement from District No. 2 to Mile High Flood District (District No. 2 only) (**enclosure**)

   d. Review and Consider Approval of Temporary Construction License Agreement from Ulysses to District No. 1 and JEN Colorado 23 LLC (District No. 1 only) (**enclosure**)

e. Review and Consider Approval of Independent Contractor Agreement between District No. 1 and IDES for Cost Certification Services (District No. 1 only) (**enclosure**)

f. Other Legal Matters

8. Construction Matters

    a. Review Bids for Public Infrastructure Construction and Consider Awards of Contracts (District No. 1 only) (**enclosures**)

    b. Review and Consider Approval of Addendum to Funding and Reimbursement Agreement (Capital) between District No. 1 and JEN Colorado 23 LLC for construction costs related to contracts for public infrastructure awarded not otherwise able to be funded by bond proceeds (District No. 1 only) (**enclosure**)

9. Other Business

10. Adjourn