GOLD HILL NORTH METROPOLITAN DISTRICT NOS. 1 & 2 AND GOLD HILL NORTH BUSINESS IMPROVEMENT DISTRICT

c/o Public Alliance LLC
7555 E. Hampden Ave., Suite 501
Denver, CO 80231
720-213-6621
https://www.goldhillnorthmds.com/
https://www.goldhillnorthbid.com/

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:	**Office:**	**Term/Expiration:**
Stephanie Edwards	President	May 2027/May 2027
Luanne Ducett	Treasurer	May 2027/May 2027
John Olson	Secretary	May 2029/May 2029
Barry Brinton	Assistant Secretary	May 2029/May 2029
Vacant		May 2027/May 2027

DATE: November 17, 2026 (Tuesday)
TIME: 2:00 p.m.
PLACE: Via Teleconference

The meeting can be joined through the directions below:
https://us06web.zoom.us/j/87323209860
Meeting ID: 873 2320 9860
One tap mobile
+17193594580,,87323209860# US

I. ADMINISTRATIVE MATTERS

A. Confirm quorum and disclosures of potential conflicts of interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

II. 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.

III. CONSENT AGENDA

A. Approve the Minutes of September 2, 2026 Joint Special Meeting (enclosure).
B. Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage (enclosures).
C. Accept Memorandum regarding Alcohol Use on District Property (to be distributed).
D. Acknowledge Streamline Price Increase (to be distributed)
E. Accept 2027 Operating Plan and Annual Report Fact Sheet (BID) (enclosure).

F. Accept 2025 Annual Report (MD) (enclosures)
G. Ratify Warranty Agreement between Gold Hill Development LLC and Gold Hill Metropolitan District No. 1 (Tract HH, Filing 13) (to be distributed).
H. Ratify Indemnification Agreement between Gold Hill Development LLC and Gold Hill Metropolitan District No. 1 (Tract HH, Filing 13) (to be distributed).
I. Ratify Warranty Agreement between Gold Hill Development LLC and Gold Hill Metropolitan District No. 1 (Tracts D and G, Filing 11A) (to be distributed).
J. Ratify Indemnification Agreement between Gold Hill Development LLC and Gold Hill Metropolitan District No. 1 (Tracts D and G, Filing 11A) (to be distributed).

IV. LEGAL MATTERS

A. 2026 Legislative Overview (enclosure)
B. Approve Updated Engagement Letters from WBA, PC (enclosures).
C. Discuss 2027 Regular Meeting Schedule.
D. Adopt 2027 Joint Annual Administrative Resolution (MD) (enclosure).
E. Adopt 2027 Annual Administrative Resolution (BID) (enclosure).
F. Adopt Joint Resolution Calling Election (May 4, 2027) (MD) (enclosure).
G. Adopt Resolution Calling Election (May 4, 2027) (BID) (enclosure).
H. Accept Engineer's Acquisition Certification (IA Report # 3) (to be distributed).
I. Discuss Status of Apartment Project (Mill Creek).

V. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims (BID) (enclosure)
B. Review and accept unaudited financial statements (enclosure)
C. Conduct Public Hearing on 2026 Amended Budget (enclosure)
    i. Adopt Resolution Amending 2026 Budget
D. Conduct Public Hearing on 2027 Proposed Budgets (enclosures)
    i. Adopt Resolution Adopting 2027 Budget (enclosures)

VI. OPERATIONS AND MAINTENANCE

A. Review and consider approval of Landscape Maintenance and Snow Removal proposals (enclosures).
B. Discuss Operations and Maintenance Map
C. Discuss Community Signage.

VII. OTHER BUSINESS

ADJOURNMENT