

STC METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 - 800-741-3254
Fax: 303-987-2032
<https://stemd1-3.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Guy Harrigan
Stephanie A. Schader
James A. Brzostowicz
Terry Willis
Ryan A. Hitchler
Peggy Ripko

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Secretary

Term/Expiration:

2027/May 2027
2029/May 2029
2027/May 2027
2027/May 2027
2029/May 2029

DATE: Wednesday, November 5, 2025

TIME: 9:00 A.M.

LOCATION: Zoom Meeting: The meeting can be joined through the directions below:

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZc1VMWTJFZjFHdz09>

Phone Number: 1 (719) 359-4580

Meeting ID: 862 6755 0643

Passcode: 987572

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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II. ADMINISTRATIVE MATTERS

- A. Call to Order/Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda; confirm location of the meeting and posting of meeting notice.
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- C. Review and consider approval of the Minutes of the July 30, 2025 Special Meeting, July 30, 2025 Annual Meeting, September 26, 2025 Study Session, and the October 28, 2025 Study Session (enclosures).
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- D. Authorize renewal of the District’s insurance and Special District Association (“SDA”) membership for 2026.
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- E. Ratify approval of the 2024 Annual Report (enclosure).
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- F. Discussion regarding recording of meetings.
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III. FINANCIAL MATTERS

- A. Review and accept unaudited financial statements (enclosure).
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- B. Review and consider engagement of Dazzio & Associates P.C. for preparation of 2025 Audit, in the amount of \$ _____ (enclosure).
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- C. Public Hearing on Proposed 2026 Budget
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1. Public Comment Period.
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2. Consider approval of Resolution Approving Proposed 2026 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosures – preliminary AV, draft 2026 Budget, and Resolution).
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IV. LEGAL MATTERS

- A. Review and consider approval of Annual Resolution (enclosure).
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- B. Consider Approval or Revised Engagement Letter for Icenogle Seaver Pogue, P.C. (enclosure).
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- C. 2025 Legislative Memorandum (enclosure).
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V. OTHER MATTERS

- A. Discuss the Kite Route Crossing Apartments.
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VI. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***

Additional Enclosure:

- Notice of rate increase from Special District Management Services, Inc.