

PROSPER COORDINATING METROPOLITAN DISTRICT
PROSPER REGIONAL WATER & SANITATION SERVICE
METROPOLITAN DISTRICT
PROSPER WATER & SANITATION FINANCING
METROPOLITAN DISTRICT
PROSPER PARK & RECREATION FINANCING
METROPOLITAN DISTRICT
PROSPER METROPOLITAN DISTRICT NOS. 1-4

2001 16th Street, Suite 1700

Denver, CO 80202

Phone: 303-779-5710

prospermds.org

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: October 7, 2026

TIME: 1:30 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/269645227938525?p=PxZGgwj3tgRZy6QNLd>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 220 714 350#

Board of Directors

Maribeth W. D'Amico

Kari Wright

William (Bill) Smith

Don Sullivan

Brenden Maves

Office

President

Secretary/Treasurer

Assistant Secretary

Assistant Secretary

Assistant Secretary

Term Expires

May, 2027

May, 2029

May, 2029

May, 2029

May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. **[All Districts]** Confirm quorum, location of meeting and posting of meeting notices.

D. 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.

E. **[All Districts]** Review and consider approval of minutes of August 26, 2026 Regular Meeting (enclosures).

F. **[All Districts]** Discuss requirements of Section 32-1-809, C.R.S. (Transparency Notice) and mode of eligible elector notification for 2027.

G. **[All Districts]** Discuss business to be conducted in 2027 and location (virtual and/or physical) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).

H. **[All Districts]** Schedule 2027 annual meetings.

I. Insurance Matters.

i. **[Coordinating MD, Regional W&S, W&S Financing, and P&R Financing]** Review and consider approval of property and liability coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosures).

ii. **[Coordinating MD]** Review and consider approval of worker's compensation coverage renewal for 2027 (enclosure).

iii. **[All Districts]** Authorize renewal of District's membership in Special District Association ("SDA") for 2027.

iv. **[All Districts]** Confirm sufficient funds for payment of insurance/SDA renewals and accountant's ability to timely pay same.

II. LEGAL MATTERS

A. **[Coordinating MD]** Review and consider approval of Memorandum of Understanding – Reimbursements to be Paid to Prosper Farms Investments, LLC, by and between Prosper Coordinating Metropolitan District, Prosper Farms Investments, LLC, and FURNITURE ROW COLO LLC (enclosure).

B. **[Coordinating MD]** Review and consider approval of 2026 Amendment to 2015 Operation Funding Agreement by and between Prosper Coordinating Metropolitan District and Prosper Farms Investments, LLC (enclosure).

C. **[Coordinating MD]** Review and consider approval of 2026 Amendment to 2015 Facilities Funding and Acquisition Agreement by and between Prosper Coordinating Metropolitan District and Prosper Farms Investments, LLC (enclosure).

- D. **[Coordinating MD]** Review and consider approval of Cost Certification Report No. 3 dated September 23, 2026, prepared by Independent District Engineering Services, LLC, certifying public improvement costs in the amount of \$62,243.25 (“Report No. 3”) (enclosure).
1. Consider acceptance of public improvement costs in the amount certified by Report No. 3.
 2. Discuss and approve reimbursement to Prosper Farms Investments, LLC, of \$(33,997.55) in costs verified in Report No. 3.
 3. Discuss and approve reimbursement to VREI, Inc., of \$61,134.95 in costs verified in Report No. 3.
- E. **[Coordinating MD]** Review and consider approval/acceptance of the following Accountant’s Certifications prepared by CliftonLarsonAllen LLP (enclosures).
1. Costs Certification – Public Improvement Costs Paid by Prosper Farms Investments, LLC and VREI, Inc., dated August 18, 2026 in the amount of \$2,278,707.56.
 2. Costs Certification – Public Improvement Costs Paid by Prosper Farms Investments, LLC and VREI, Inc., dated August 18, 2026 in the amount of \$356,629.77.
 3. Costs Certification – Public Improvement Costs Paid by VREI, Inc., dated October 1, 2026 in the amount of \$55,738.02.
- F. **[Coordinating MD]** Review and consider approval of reimbursement to Prosper Farms Investments, LLC in the amount of \$2,413,186.18 (as of October 7, 2026, with daily interest accrual of \$279.96) for funds advanced to the District or on behalf of the District for operations and administrative costs or advanced to the District for capital costs.
- G. **[Coordinating MD]** Review and consider approval of reimbursement to VREI, Inc. in the amount of \$2,474,880.03 (as of October 7, 2026, with daily interest accrual of \$309.86) for funds advanced to the District or on behalf of the District for operations and administrative costs or advanced to the District for capital costs.
- H. **[Coordinating MD]** Review and consider approval of Task Order No. 5 to the Master Service Agreement for Cost Verification Services between Prosper Coordinating Metropolitan District and Independent District Engineering Services, LLC, for continuing cost certification services, in the amount of \$10,000.00 (enclosure).
- I. **[All Districts]** Discuss May 4, 2027 Regular Directors’ Election and consider adoption of Resolution Calling May 4, 2027 Regular Election for Directors, appointing Designated Election Official (“DEO”) and authorizing DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms

are due by February 26, 2027. Discuss the need for ballot issues and/or questions (enclosures).

- J. **[Coordinating MD]** Discuss status of sale of membrane and related equipment (enclosure – 9/23/26 update).
- K. **[Coordinating MD]** Discuss potential amendment or termination of Storage Agreement between the District and Visser Precision, LLC. Authorize any necessary actions in connection therewith.
- L. **[Coordinating MD]** Review and consider approval of Service Agreement for Well Inspection Services between Prosper Coordinating Metropolitan District and Hydro Resources – Rocky Mountain (to be distributed).
- M. **[All Districts]** Review and acknowledge McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).
- N. **[All Districts]** Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosures).
- O. **[All Districts]** Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosures).

III. FINANCIAL MATTERS

- A. **[Coordinating MD]** Ratify approval of paid claims/approve new claims in the amount of \$38,376.90 (enclosure).
- B. **[Coordinating MD]** Review and consider acceptance of June 30, 2026 Schedule of Cash Position, updated as of September 30, 2026 (enclosure).
- C. **[Coordinating MD]** Conduct Public Hearing to consider amendment to 2026 Budget. If necessary, consider adoption of Resolution to Amend 2026 Budget (enclosure).
- D. **[All Districts]** Conduct Public Hearing to consider proposed 2027 Budget. Consider adoption of Resolution to Adopt 2027 Budget and Appropriate Sums of Money, and Resolution to Set Mill Levies, as appropriate (enclosures).
- E. **[All Districts]** 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 to file the Certification with the Board of County Commissioners and other interested parties.
- F. **[Coordinating MD]** Discuss status of filing of 2025 Audit. Consider engagement of auditor to prepare 2026 Audit (enclosure).

- G. **[MD No. 4, P&R Financing, W&S Financing]** Consider engagement of auditor to prepare 2026 Audits (enclosures).
- H. **[MD Nos. 1-3, Regional W&S]** Consider appointment of District Accountant to prepare Application of Exemption from Audit for 2026.
- I. **[All Districts]** Consider appointment of District Accountant to prepare 2028 Budget.

IV. CONSTRUCTION MATTERS

V. MANAGER MATTERS

- A. **[Coordinating MD]** Review and consider approval of Statements of Work between the District and CliftonLarsonAllen LLP for 2026 Accounting and Management Services (enclosures).

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular meeting is scheduled for November 25, 2026 at 1:30 p.m.