

BASELINE METROPOLITAN DISTRICT NOS. 1-9

NOTICE OF REGULAR MEETING AND AGENDA

BASELINE METROPOLITAN DISTRICT NOS. 1, 2, 4-9

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kyle Harris	President	May 2029 Nos. 1, 2 & 4 2027 Nos. 5-9
Todd Parker	Vice President	May 2029
Jake Leininger	Treasurer	May 2027
Josh Kane	Secretary	May 2027
Dan Doherty	Asst. Secretary	May 2029

BASELINE METROPOLITAN DISTRICT NO. 3

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kristen Crider	President	May 2029
Kyle Harris	Vice President	May 2029
Josh Kane	Treasurer	May 2027
Robyn Balsley	Secretary	May 2029
Debra Patrician	Asst. Secretary	May 2027

Date: September 3, 2026 (Thursday)

Time: 1:00 P.M.

Place: MS Teams & Teleconference

[Click here to join the meeting](#)

Meeting ID: 214 312 936 608; Passcode: RW3Jx665

+1 720-721-3140,,163 760 687#; Phone Conference ID: 163 760 687#

BASELINE METROPOLITAN DISTRICT NOS. 1, 2, 4-9

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

- A. Approval of Minutes – August 6, 2026, Regular Meeting and Annual Community Meeting, August 20, 2026, Special Meeting.
- B. Ratification of Payment of Claims. **(enclosure)**
- C. Ratification of First Amendment to Services Contract with East Sheridan Residential and Coyote Ridge Construction, LLC.

D. Ratification of Contract Modifications.

1. Change Order 1 with Linear Park Phase 3 and Matrix Design Group, Inc.
2. Work Order 2026-03 with Northeast Commercial and Twin Peaks Environmental.
3. Work Order 2026-01 with Linear Park and CMS Environmental Solutions, LLC.
4. Change Order 1 with Linear Park and Earth Engineering Consultants, LLC.
5. Change Order 4 with Linear Park Phase 2 and Arrance & Frady Construction, LLC.
6. Change Order 5 with Linear Park Phase 2 and Arrance & Frady Construction, LLC.
7. Change Order 1 with Linear Park Phase 2 and Birch Ecology.
8. Change Order 8 with Linear Park Phase 2 and Coloco, Inc.
9. Change Order 9 with Linear Park Phase 2 and Coloco, Inc.
10. Work Order 2026-05 with Linear Park Phase 2 and Designs by Sundown.
11. Change Order 1 with Linear Park Phase 2 and Matrix Design Group, Inc.
12. Change Order 2 with Linear Park Phase 2 and Smith Environmental & Engineering.
13. Change Order 2 with Linear Park Phase 2 and Smith Environmental & Engineering.
14. Work Order 2026-04 with Linear Park Phase 3 and CMS Environmental Solutions, LLC.
15. Work Order 2026-01 with Linear Park Phase 3 and Twin Peaks Environmental.
16. Change Order 1 with Linear Park Phase 3 and Twin Peaks Environmental.
17. Work Order 2026-06 with General Capital and CMS Environmental Solutions, LLC.
18. Work Order 2026-06 with General Capital and Designs by Sundown.
19. Work Order 2026-01 with Center Street District and A.G. Wassenaar, Inc.
20. Work Order 2026-01 with Center Street District and Taylor Kohrs.
21. Work Order 2026-02 with Center Street District and Twin Peaks Environmental.
22. Work Order 2026-04 with Center Street District and Wenk Associates, Inc.
23. Change Order 7 with East Sheridan Residential and Front Range Concrete, LLC.
24. Change Order 8 with East Sheridan Residential and Front Range Concrete, LLC.
25. Work Order 2026-01 with East Sheridan Residential and Kumar & Associates, Inc.
26. Work Order 2026-07 with East Sheridan Residential and Designs by Sundown.
27. Work Order 2026-08 with East Sheridan Residential Phase 2 and Designs by Sundown.
28. Change Order 4 with East Sheridan Residential Phase 3 and Amrize West Central Inc.
29. Change Order 5 with East Sheridan Residential Phase 3 and Amrize West Central Inc.
30. Change Order 6 with East Sheridan Residential Phase 3 and Amrize West Central Inc.
31. Work Order 2026-01 with East Sheridan Residential Phase 3 and Arrance & Frady Construction, LLC.
32. Change Order 2 with East Sheridan Residential Phase 3 and AzTec Consultants, Inc.
33. Change Order 3 with East Sheridan Residential Phase 3 and AzTec Consultants, Inc.
34. Change Order 4 with East Sheridan Residential Phase 3 and AzTec Consultants, Inc.
35. Change Order 2 with East Sheridan Residential Phase 3 and CMS Environmental Solutions, LLC.
36. Change Order 17 with East Sheridan Residential Phase 3 and CTF Construction, LLC.
37. Change Order 18 with East Sheridan Residential Phase 3 and CTF Construction, LLC.
38. Change Order 19 with East Sheridan Residential Phase 3 and CTF Construction, LLC.
39. Change Order 20 with East Sheridan Residential Phase 3 and CTF Construction, LLC.
40. Change Order 21 with East Sheridan Residential Phase 3 and CTF Construction, LLC.

41. Change Order 4 with East Sheridan Residential Phase 3 and Rocky Mountain Custom Landscapes.
42. Work Order 2026-03 with East Sheridan Residential Phase 3 and Designs by Sundown.
43. Work Order 2026-04 with East Sheridan Residential Phase 3 and Designs by Sundown.
44. Work Order 2026-09 with East Sheridan Residential Phase 3 and Designs by Sundown.
45. Work Order 2026-11 with East Sheridan Residential Phase 3 and Designs by Sundown.
46. Work Order 2026-01 with East Sheridan Residential Phase 3 and Norris Design, Inc.
47. Change Order 7 with East Sheridan Residential Phase 3 and Norris Design, Inc.
48. Work Order 2026-01 with Flex Industrial Phase 3 and Rocky Mountain Custom Landscapes.
49. Work Order 2026-01 with Monumentation Phase Three and Make West, LLC.
50. Change Order 9 with Sheridan Parkway Phase 2 and Asphalt Specialties, Inc.
51. Change Order 2 with Sheridan Parkway Phase 2 and Brightview Landscape Development, Inc.
52. Work Order 2026-05 with Southlands and CMS Environmental Solutions, LLC.
53. Change Order 4 with Southlands and Rocky Mountain Custom Landscapes.
54. Work Order 2026-02 with Southlands and Designs by Sundown.
55. Work Order 2026-10 with Southlands and Designs by Sundown.
56. Work Order 2026-12 with Southlands and Designs by Sundown.
57. Work Order 2026-01 with Northeast Commercial and Ecological Resource Consultants, Inc.
58. Change Order 1 with Northeast Commercial and Kimley-Horn and Associates, Inc.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and District Project Manager Update.
- B. Capital Fund Summary and Capital Needs Assessment Review.
- C. Developer Update and Board Discussion Regarding Dog Waste Station Lighting.

V. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Public Hearing regarding the Proposed Amended 2026 Budget.
- C. Consider Adoption of Amended 2026 Budgets: Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.

VI. LEGAL ITEMS

- A. Ratification of Partial Assignment and First Amendment of Lot Development Agreement. (Parkside West at Baseline – Construction Phase 3)

- B. Ratification of Partial Assignment and Amendment of Damage Deposit Escrow Agreement and Development Deposit Escrow Agreement. (Parkside West at Baseline – Construction Phase 3)

VII. DIRECTOR ITEMS

VIII. EXECUTIVE SESSION

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

IX. ADJOURNMENT

BASELINE METROPOLITAN DISTRICT NO. 3

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

- A. Approval of Minutes – August 6, 2026, Regular Meeting and Annual Community Meeting.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.

IV. FINANCIAL ITEMS

V. LEGAL ITEMS

VI. DIRECTOR ITEMS

VII. PUBLIC COMMENT

- A. Public Comment Limited to 3-Minutes per Person.

VIII. EXECUTIVE SESSION

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

IX. ADJOURNMENT

*****The next Regular Meeting is scheduled for October 1, 2026*****