BASELINE METROPOLITAN DISTRICT NOS. 1-9

NOTICE OF REGULAR MEETING AND AGENDA

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

Board Of Directors	Office	Term Expiration
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 2027

BASELINE METROPOLITAN DISTRICT NO. 3

Board Of Directors	Office	Term Expiration
Kristen Crider	President	May 2029
Kyle Harris	Vice President	May 2029
Josh Kane	Treasurer	May 2027
Robyn Balsley	Secretary	May 2029
Judith Sarro	Asst. Secretary	May 2027

Date: November 6, 2025 (Thursday)
Time: 1:00pm
Place: MS Teams & Teleconference

Click here to join the meeting
Meeting ID: 265 021 798 385; Passcode: kYQhqf
+1 720-721-3140,,181945801#; Phone Conference ID: 181 945 801#

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).
E. Director Comment.

II. CONSENT AGENDA

A. Approval of Minutes – October 13, 2025, Special Board Meeting.
B. Ratification of Payment of Claims.
C. Ratification of Contract Modifications.
    i. Ratification of work order 2025-03 with Boot Parcel Park and Wenk Associates, Inc.
    ii. Ratification of change order 2 with 160th Avenue and Wenk Associates, Inc.

iii. Ratification of work order 2025-04 with Linear Park Phase 2 and Mosaic Companies, LLC.
iv. Ratification of change order 40 with Parkside West Phase 1 and Rocky Mountain Custom Landscapes.
v. Ratification of change order 41 with Parkside West Phase 1 and Rocky Mountain Custom Landscapes.
vi. Ratification of change order 4 with Parkside West Phase 2 and Coloco, Inc.
vii. Ratification of work order 2025-03 with Parkside West Phase 3 and Mosaic Companies, LLC.
viii. Ratification of change order 10 with Parkside West Phase 3 and SMH West, LLC.
ix. Ratification of change order 11 with Parkside West Phase 3 and SMH West, LLC.
x. Ratification of change order 12 with Parkside West Phase 3 and SMH West, LLC.
xi. Ratification of change order 13 with Parkside West Phase 3 and SMH West, LLC.
xii. Ratification of work order 2025-01 with Baseline O&M and Mariani Enterprises.
xiii. Ratification of change order 3 with Southlands and Aztec Consultants, Inc.
xiv. Ratification of purchase order 16 with Southlands and Bega North America, Inc.
xv. Ratification of work order 2025-02 with Southlands and Mariani Enterprises.

D. Approval of Unaudited Financial Statements for the Period Ending September 30, 2025.
E. Approval of Administrative Matters Resolution.
F. Approval of 2026 Meeting Resolution.

III. DISTRICT MANAGER ITEMS

A. District Managers' Report.
B. Consideration and Approval of 2026 Master Service Agreements with Operations and Maintenance Service Contractors.
   i. Affordable Pest Control
   ii. Amans Painting
   iii. Environmental Designs Inc
   iv. Fiske
   v. High Plains Environmental Center
   vi. OLM
   vii. Rocky Mountain Custom Landscapes
C. Consider Authorization of District Manager to Execute 2026 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2026 Budget.
D. Discussion of Primary Resident Communications Channel.

IV. CAPITAL INFRASTRUCTURE ITEMS

A. District Capital Infrastructure Report and District Project Manager Update.
B. Capital Fund Summary and Capital Needs Assessment Review.
C. Budget Approval and Contracting.
   i. Baseline Center Street District (CFS #9)
      a. Consider Approval of Services Agreement with Nine Dot Arts.
      b. Consider Approval of WO 2025-01 ($77,875.00).

V. FINANCIAL ITEMS

A. Finance Manager's Report.
B. Public Hearing regarding the Proposed Amended 2025 Budgets.
C. Consider Adoption of Amended 2025 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
D. Public Hearing regarding the Proposed 2026 Budgets.
E. Consider Adoption of 2026 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
F. Approval of Auditor for 2025 Audit.

VI. LEGAL ITEMS

A. Updated General Counsel Engagement Letter.
B. Consideration and approval of First Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and NP Development, Inc., and in connection therewith, the refunding of a subordinate note and issuance of a new subordinate note to NPD for capital advances.

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

*****The next Regular Meeting is scheduled for December 4, 2025*****