

EC EAST COMMUNITY AUTHORITY BOARD

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://ecmetroCABs.specialCAB.org/>

NOTICE OF ORGANIZATIONAL MEETING AND AGENDA

DATE: Tuesday, October 27, 2026

TIME: 1:00 p.m.

LOCATION: Virtual

ACCESS: You can attend the meeting in the following ways:

1. To attend via Zoom Videoconference, use the link below:
<https://us02web.zoom.us/j/87461720111?pwd=ukZTjFzwTOMndJM0ira4IvbP0aFWN.1>

Meeting ID: 874 6172 0111

Passcode: 829636

2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 874 6172 0111

Passcode: 829636

Board of Directors

Office

Term Expires

Tim Craft

May 2029

Representing EC East Metropolitan District No. 1

Jim Yates

May 2029

Representing EC East Commercial Metropolitan District

Margaret Brown

May 2029

Representing EC East Industrial Metropolitan District

VACANT

May 2027

VACANT

May 2027

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Acknowledge the appointment of EC East Community Authority Board (the “CAB”) Representatives and confirm filing of Oaths of Directors.
- C. Consider appointment of officers.
President: _____
Treasurer: _____
Secretary: _____
Assistant Secretary: _____
Assistant Secretary: _____
- D. Confirm location of meeting, posting of meeting notices and designate the 24-hour posting location. Approve agenda.
- E. Public Comment - Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- F. Discuss and consider engagement of McGeady Becher Cortese Williams P.C. as CAB General Counsel.
- G. Discuss and consider engagement of Marchetti & Weaver, LLC as CAB Accountant.
- H. Discuss business to be conducted in 2027 and schedule regular Board meetings. Consider adoption of Resolution No. 2026-10-01 Establishing Regular Meeting Dates, Time and Location, Establishing CAB Website and Designating Location for Posting of 24-Hour Notices. Appoint representative to post notices within the CAB.
- I. Discuss insurance requirements (public officials’ liability, general liability, workers’ compensation, comprehensive crime).
 - 1. Consider adoption of Resolution No. 2026-10-02 and Intergovernmental Agreement to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and authorize membership in the Special District Association (enclosure).

2. Consider approval of Agency Services Agreement between the CAB and Highstreet Insurance and Financial Services (enclosure).

II. LEGAL MATTERS

- A. Discuss and acknowledge the EC East Community Authority Board Establishment Agreement by and between EC East Metropolitan District Nos. 1-5, EC East Industrial Metropolitan District and EC East Commercial Metropolitan District, approved October 28, 2025.
- B. Discuss public and executive session meeting procedure. Discuss and consider adoption of Resolution No. 2026-10-__, Resolution Providing Policy Regarding Recording of Public and Executive Session Meetings (enclosure).
- C. Discuss and consider adoption of Resolution No. 2026-10-__, Resolution Providing for the Defense and Indemnification of Directors and Employees of the CAB (enclosure).
- D. Discuss and consider adoption of Resolution No. 2026-10-__, Resolution Declaring CAB's Intent to Reimburse Expenditures with the Proceeds of Future Tax-Exempt Bonds (enclosure).
- E. Discuss and consider adoption of Resolution No. 2026-10-__ Resolution of Intent to Reimburse Developer for Advances for Operations, Maintenance and Capital Expenses (enclosure).
- F. Discuss and consider approval of Resolution No. 2026-10-____, Resolution Regarding Colorado Open Records Act Requests (enclosure).
- G. Discuss and consider approval of Resolution No. 2026-10-__, Resolution Regarding the Retention and Disposal of Public Records and Adopting a Public Records Retention Schedule (enclosure).
- H. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).
- I. Review and consider adoption of Resolution No. 2026-10-__, Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).
- J. Review and consider adoption of Resolution No. 2026-10-__, Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

III. FINANCIAL MATTERS

- A. Consider ratification/approval of execution of: (1) Form SS-4 Application for Employer Identification Number; (2) Application for Sales Tax Exemption for Colorado Organizations; and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks.
- B. Consider establishment of CAB bank account(s) at J.P. Morgan Chase Bank and ColoTrust. Authorize all Board members to be signers on the account(s), with all checks requiring two signatures. If necessary, approve the use of bill.com for the review, approval, and payment of claims.
- C. Consider and approve the establishment of a policy authorizing investments in accordance with state statutes.
- D. Review and consider approval of 2027 Operation Funding Agreement by and between the CAB and Colorado Ranch and Land Holdings II, LLC (enclosure).
- E. Review and consider approval of Facilities Funding and Acquisition Agreement by and between the CAB and Colorado Ranch and Land Holdings II, LLC (enclosure).
- F. Acknowledge Termination of Operation Funding Agreement and Facilities Funding and Acquisition Agreement between EC East Metropolitan District No. 1 and Colorado Ranch and Land Holdings II, LLC (enclosure).
- G. Ratify appointment of CAB Accountant to prepare 2026 and 2027 Budgets.
- H. Conduct Public Hearings on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (enclosures – 2026 draft Budget and Resolution).
- I. Conduct Public Hearings on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (enclosures – 2027 draft Budget and Resolution).
- J. Consider appointment of CAB Accountant to prepare 2028 Budget.
- K. Discuss statutory requirements for an audit. Consider appointment of CAB Accountant to prepare Application for Exemption from Audit for 2026.

V. COVENANT ENFORCEMENT / DESIGN REVIEW

- A. Discuss status of Covenant Enforcement and Design Review matters.

IV. CONSTRUCTION MATTERS

A. Discuss status of 2026 / 2027 development/construction outlook.

V. OTHER BUSINESS

A.

VI. ADJOURNMENT

THERE ARE NO FURTHER 2026 BOARD MEETINGS SCHEDULED