

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT (“DHP”)
COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT (“CIC”) NOS. 13 & 14**

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898

Tel: (303) 987-0835

Fax: (303) 987-2032

<https://dhpmetrodistrict.colorado.gov/> <https://cicmetrodistrict13.colorado.gov/>

<https://cicmetrodistrict14.colorado.gov/>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Andrew Klein	President	2027/May 2027
Blake Amen	Treasurer	2027/May 2027
Theodore Laudick	Assistant Secretary	2029/May 2029
Megan Waldschmidt	Assistant Secretary	2029/May 2029
Paige Langley	Assistant Secretary	2029/May 2029
David Solin	Secretary	

DATE: Monday, October 27, 2025

TIME: 1:00 p.m.

PLACE: Via Zoom

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
-

II. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
-

- B. Confirm quorum. Approve Agenda; confirm location of meeting and posting of meeting notices.
-

- C. Review and approve Minutes of the June 23, 2025 Regular Meeting (enclosures).
-

- D. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) meetings (suggested dates are fourth Monday of each month at 1:00 p.m.). Schedule meeting dates and consider adoption of Resolution No. 2025-10-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).

- E. Discuss requirements of Section 32-1-809, C.R.S. (Transparency Notice) and mode of eligible elector notification for 2026.

- F. Authorize renewal of the Districts' insurance and Special District Association ("SDA") membership for 2026.

III. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims (**DHP**) (to be distributed).

- B. Review and accept the unaudited financial statements and schedules of cash position (**DHP, CIC No. 13, CIC No. 14**) (to be distributed).

- C. Discuss status of 2024 Audit (**DHP, CIC No. 13, CIC No. 14**).

- D. Consider engagement of Schilling & Company, Inc. to prepare 2025 Audit, for an amount not-to-exceed **DHP** \$____ / **CIC No. 14** \$____.

- E. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2025 (**CIC No. 13**).

- F. Conduct Public Hearing to consider Amendment to 2025 Budget and (if necessary) consider adoption of Resolution to Amend the 2025 Budget and Appropriate Expenditures.

- G. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Resolution Appropriate Sums of Money and to Set Mill Levies (for General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary AV, draft 2026 Budgets, resolutions - **DHP, CIC No. 13 and CIC No. 14**).

- H. Discuss and consider adoption of Resolution No. 2025-10-____, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (to be distributed) (**CIC No. 13 and CIC No. 14**).

- I. 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.

- J. Consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget for, October 26, 2026, at 1:00 p.m., to be held via videoconference.

IV. CAPITAL MATTERS

- A. Review and consider approval of Engineer’s Report and Verification of Costs Associated with Public Improvements Report No. 22, prepared by Schedio Group LLC, *if available* (**DHP, CIC No. 13, CIC No. 14**).

- B. Consider acceptance of verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 22 (**DHP, CIC No. 13, CIC No. 14**).

- C. Consider approval, ratification or acknowledgment (as appropriate) of reimbursement to ACM High Point VI LLC (“ACM”) under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 22 (**DHP, CIC No. 13, CIC No. 14**).

- D. Consider adoption, approval, ratification or acknowledgment (as appropriate) of requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 22 (**DHP, CIC No. 13, CIC No. 14**).

- E. Discuss the High Point Denver Park and West Fork Regional Trail Project (**enclosures**) (**DHP**).

- F. Discuss status of High Point Community Center Project- Package 1 (**DHP**) and authorize any actions necessary.

- G. Discuss status of Denver High Point Park Landscaping and Irrigation Project (**DHP**) and authorize any actions necessary.

V. OPERATIONS AND MAINTENANCE

- A. Review and consider approval of Service Agreement for Landscape Maintenance Services (Denver High Point at DIA) between the District and All Phase Landscape Construction, Inc. (enclosure) (**DHP**).

- B. Review and consider approval of Service Agreement for Landscape Maintenance Services (High Point Neighborhood Park West) between the District and All Phase Landscape Construction, Inc. (enclosure) (**DHP**).

- C. Review and consider approval of Service Agreement for 2025-2026 Snow Removal between the District and All Phase Landscape Construction, Inc. (enclosure) (**DHP**).

- D. Review and consider approval of Service Agreement for Cost Verification Services between the Districts and Ranger Engineering, LLC (enclosure) (**DHP, CIC No. 13, CIC No. 14**).

- E. Discuss rate reasonableness opinion for Project Management Services and authorize any necessary actions in connection therewith. (**DHP**).

- F. Review and consider approval of Project Management Agreement between the

District and Silverbluff Companies, Inc. (enclosure) (**DHP**).

- G. Review and consider approval of Project Management Agreement between the District and Westside Property Investment Company, Inc. (enclosure) (**DHP**).
-

VI. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.
-

- B. Review and consider acceptance of Special Warranty Deed to convey High Point Park from ACM High Point VI C LLC to Denver High Point at DIA Metropolitan District. (DHP) (to be distributed).
-

- C. Review and consider adoption of Resolution No. 2025-10-____, Joint Resolution of the Boards of Directors of Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 13 Regarding the Imposition of Regional Development Fees, to be recorded in the real property records of the City and County of Denver and effective January 1, 2026 (**DHP, CIC 13**) (to be distributed).
-

- D. Review and consider adoption of Resolution No. 2025-10-____, Joint Resolution of the Boards of Directors of Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District No. 14 Regarding the Imposition of Regional Development Fees, to be recorded in the real property records of the City and County of Denver and effective January 1, 2026 (**DHP, CIC 14**) (to be distributed).
-

- E. Review and consider approval of Second Amendment to Capital Funding and Reimbursement Agreement (Denver High Point – Westside) by and between Denver High Point at DIA Metropolitan District and ACM High Point VI LLC (to be distributed).
-

VII. OTHER BUSINESS

- A. Confirm annual meeting for property owners and overlapping entities (enclosure-notice of meeting that was published on September 11, 2025).
-

VIII. ADJOURNMENT **THE NEXT REGULAR MEETINGS ARE SCHEDULED FOR**

NOVEMBER 24, 2025.

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.