

NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
VILLA BELLA METROPOLITAN DISTRICT NOS. 1-3

NOTICE IS HEREBY GIVEN that the Boards of Directors (the “Boards”) of the Villa Bella Metropolitan District Nos. 1-3 (the “Districts”), of the City of Pueblo, Pueblo County, Colorado, will hold a special meeting by telephone and video conference and at the location as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: November 11, 2025
Time: 10:30 a.m.. or as soon thereafter as possible
Location: 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO 80903
Video: [Zoom Meeting Link](#)
Call-In Number: 1.669.254.5252
Meeting ID: 161 599 4016
Passcode: 868935

AGENDA

BOARD OF DIRECTORS

Jeff Mark, President, (2023-2027)
Chasity McMorrow, Secretary/Treasurer (2023-2027)
Glenn Pawlak, Assistant Secretary/Treasurer (2025-2029)
David Cocolin, Assistant Secretary/Treasurer (2025-2029)
Vacancy (2025-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the November 4, 2024 Meeting
6. Financial Items
 - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
 - b. Public Hearing re: 2026 Budgets
 - i. Consider Approval of Resolutions Adopting 2026 Budgets, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the Districts for Collection in Fiscal Year 2026
 - c. Public Hearing re: 2025 Budget Amendments
 - i. Consider Approval of Resolutions Amending 2025 Budgets, if needed
 - d. Consider Ratification and Approval of 2024 Audit Exemptions
7. Attorney Items
 - a. Consider Approval of 2026 Administrative Matters Resolution
 - b. Consider Approval of Resolution re Exclusion from Workers Compensation
 - c. Consider Ratification and Approval of 2024 Annual Report

- d. Consider Updates to Resolutions re: Imposition of Fees for the Districts (Capital and Operations), as needed
- e. Consider Updates to Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed
- f. Consider Approval of Annual Engagement of District Consultants
 - i. Review Spencer Fane Updated Standard Terms and Conditions for Legal Services Engagement
- g. Discuss Memo re: 2025 Legislative Updates
- 8. Development Update
- 9. Other Business
 - a. Discuss 2026 Annual Meeting Date pursuant to C.R.S. 32-1-903(6)(a) (*only required for Districts with residential units*)
- 10. Continuation/Adjournment