

**NOTICE OF JOINT REGULAR MEETING & AGENDA  
DAWSON TRAILS METROPOLITAN DISTRICT NOS. 1-7**

May 19, 2026 at 10:30 A.M.

<https://www.dawsontrailsmetrodistrict.org/>

IN PERSON AT

2154 E. Commons Avenue, Suite 2000  
Centennial, Colorado 80122

*This meeting can be joined through the directions below:*

<https://zoom.us/j/81811789055>

Dial In: 1 (719) 359-4580

Meeting ID: 818 1178 9055

<b>Dawson Trails Metropolitan District Nos. 1 - 7 Boards of Directors</b>	<b>Term/Expiration</b>
Lawrence P. Jacobson, President	2027/May 2027
Jeffrey Jacob Schroeder, Vice President/Treasurer	2027/May 2027
Megan Waldschmidt, Assistant Secretary	2027/May 2027
Paige Langley, Assistant Secretary	2029/May 2029
Blake Amen, Assistant Secretary	2029/May 2029

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

**2. PUBLIC COMMENT** (Items not on the Agenda; Comments limited to three minutes per person)

**3. DIRECTOR MATTERS**

**4. CONSENT AGENDA ITEMS** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- a. Administrative Matters:
  - a. Approval of Joint Regular Meeting Minutes from April 21, 2026 (enclosure)
  - b. Adoption of Resolution Ratifying Certain Actions on Behalf of District No. 6 from July 30, 2025 through May 12, 2026 (District No. 6) (enclosure)
  - c. Ratification of Engagement Letter with Crews Municipal Advisors for Municipal Advisor Services (District No. 1) (enclosure)
  - d. Approval of Amended and Restated Special Bond Fee Disclosure Letter with WBA, PC (enclosure)

- b. Independent Contractor Agreements (District No. 1):
  - a. Ratification of Sixth and Seventh Addendums to Independent Contractor Agreement with EMK Consultants, Inc. (enclosure)
  - b. Ratification of Independent Contractor Agreement with Global Underground Corporation for Underground Utility Services (enclosure)
  - c. Ratification of First Amendment to Independent Contractor Agreement with Mile High Land Development, LLC (enclosure)
  - d. Ratification of Second Addendum to Independent Contractor Agreement with Aztec Consultants, Inc. (enclosure)
  - e. Ratification of Independent Contractor Agreement with Custom Fence and Supply, Inc. (enclosure).
  - f. Approval of the Fifth Addendum to Independent Contractor Agreement with CORE Consultants, Inc. (enclosure)
  
- c. Construction Matters (District No. 1):
  - a. Ratification of Post-Closing Improvement Completion Agreement with Taylor Morrison of Colorado, Inc. (enclosure)
  - b. Ratification of Post-Closing Improvement Completion Agreement with Dawson Ridge Development, Inc. (enclosure)
  - c. Ratification of Notice of Award and Notice to Proceed for Dawson Trails Blvd (North) Project (enclosures)
  - d. Ratification of the Amended and Restated Change Order No. 1 to the Offsite Water Main Project with Elite Subsurface Infrastructure (enclosure)
  - e. Ratification of Temporary Occupancy Permit with BNSF Railway Company (enclosure)
  
- d. Financial Matters
  - a. Approval of Accounts Payable (District No. 1) (enclosure)
  - b. Approval of Cash Position Report (enclosure)
  - c. Approval of Unaudited Financial Statements dated March 31, 2026 (enclosure)
  - d. Ratification of District General Project Fund (Unrestricted Account) Requisition No. 33 in the amount of \$323,829.74 (enclosure)
  - e. Ratification of District General Sub Project Fund (Unrestricted Account) Requisition No. 7 in the amount of \$7,217,115.35 (enclosure)
  - f. Ratification of District General Sub Project Fund (Unrestricted Account) Requisition No. 8 in the amount of \$641,605.01 (enclosure)
  - g. Ratification of District Cash Collateral Fund Requisition No. 3 in the amount of \$54,745.00 (enclosure)
  - h. Ratification of District Cash Collateral Fund Requisition No. 4 in the amount of \$492,403.08 (enclosure)
  - i. Ratification of Resolution Accepting District Eligible Costs Identified in the Engineer's Report and Certification No. 2 (Developer Reimbursement) by Schedio Group, LLC Pursuant to Reimbursement agreements with ACM Dawson Trails VII JV, LLC and Westside Property Investment Company, Inc. (District No. 1) (to be distributed)

**5. MANAGER MATTERS**

**6. LEGAL MATTERS**

**7. FINANCIAL MATTERS**

- a. Adoption of Resolution Accepting District Eligible Costs Identified in the Engineer's Report and Certification No. 1 (District Contracted Expenditures) by Schedio Group, LLC (District No. 1) (to be distributed)
- b. Consider Adoption of Resolution Accepting District Eligible Costs Identified in the Engineer's Report and Certification No. 3 (Developer Reimbursements) by Schedio Group, LLC pursuant to Reimbursement Agreements with ACM Dawson Trails VIII JV, LLC and Westside Property Investment Company, Inc. (District No. 1) (to be distributed)
- c. Consider Approval of 2026 Bond Issuance
- d. Consider Adoption of Resolution Affirming the Prior Authorization for the Issuance of General Obligation Indebtedness Consisting of its Limited Tax General Obligation and Special Revenue Capital Appreciation Turbo Refunding and Improvement Bonds, Series 2026, in the original principal amount of \$350,000,000 which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution affirming the previously adopted resolution: authorizing the issuance of such indebtedness; authorizing an Indenture of Trust, a Bond Purchase Agreement, , six separate First Amendments to Capital Pledge Agreement, a Continuing Disclosure Agreement, the form of Official Statement related to the issuance of the bonds, and other related documents; approving, ratifying, and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (District No. 1) (enclosure).
- e. Consider and make a final determination concerning the issuance and/or affirmation of general obligation indebtedness consisting of a previously approved Capital Pledge Agreement, as amended by a First Amendment to Capital Pledge Agreement, and including any necessary amendments or supplements thereto related to the issuance by Dawson Trails Metropolitan District No. 1, Town of Castle Rock, Douglas County, Colorado, of its Limited Tax General Obligation and Special Revenue Capital Appreciation Turbo Refunding and Improvement Bonds, Series 2026 in the original principal amount not to exceed \$350,000,000 and in connection therewith, the Board will consider adoption of a resolution affirming its obligation under the Capital Pledge Agreement and approving the form thereof, approving the form First Amendment to Capital Pledge Agreement and of Continuing Disclosure Agreement; authorizing the District to execute and deliver other financing documents and instruments and perform its obligations thereunder; making

determinations and findings as to other matters related thereto; authorizing incidental action; and repealing prior inconsistent actions (District No. 6) (enclosures)

**8. CONSTRUCTION MATTERS/UPDATES (DISTRICT NO. 1)**

- a. Dawson Trails Boulevard (North) (Hudick Excavating, Inc.)
- b. Filing 1 Infrastructure (Hudick Excavating, Inc.)
- c. Filing 2 Infrastructure Phases 2-4 (Bemas Construction Inc.)
- d. Offsite Sanitary Sewer Phase 2 (Hudick Excavating, Inc.)
- e. Offsite Water Main (RME ltd, d/b/a Elite Surface Infrastructure)
- f. Pump Station (HEI)
- g. Tank Project (DN Tanks)

**9. OTHER BUSINESS**

**10. ADJOURNMENT**