WINDLER METROPOLITAN DISTRICT NOS. 1-9;
WINDLER OPERATIONS METROPOLITAN DISTRICT; AND
WINDLER HOMESTEAD METROPOLITAN DISTRICT
JOINT REGULAR MEETING via teleconference and at
5750 DTC Parkway, Suite 210, Greenwood Village, CO 80111
Monday, November 30, 2026, at 3:30 p.m.
https://windlermetrodistrict.com/

Christopher Fellows, President	Term to May 2029
Timothy O'Connor, Treasurer	Term to May 2027
Dustin Anderson, Secretary	Term to May 2027
Kevin Collins, Director	Term to May 2029
Doug Hatfield, Director (District Nos. 1-8; Operations; and Homestead)	Term to May 2027
Tracye Herrington, Director (District No. 9)	Term to May 2027

This meeting can be joined at the physical address listed above or via Zoom using the following information:

https://us06web.zoom.us/j/81543437546?pwd=lTWOFjwky8tni0I5kAvtfYeAYvGDyu.1
Meeting ID: 815 4343 7546
Passcode: 315310
Call in Number: 720-707-2699

NOTICE OF JOINT REGULAR MEETING AND AGENDA

1. Call to Order

2. Declaration of Quorum/Director Conflict of Interest Disclosures

3. Confirm Posting of Meeting Notices

4. Approval of Agenda

5. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

6. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
   a. Approval of October 26, 2026 Joint Regular Meeting Minutes, October 14, 2026 Annual Meeting Minutes, November 19, 2026 Joint Special Meeting Minutes and November 20, 2026 Joint Special Meeting Minutes
   b. Approval of Notices to Electors Pursuant to § 32-1-809, C.R.S.
   c. Approval of Joint Resolution Calling May 4, 2027 Regular Elections
   d. Ratification of Transaction-Based Informed Consent to Representation – Aerotropolis Patrol Authority Participation Agreements (Operations)

7. Financial Matters
   a. Consider Approval of Claims Listing in the amount of $303.88 (Windler Homestead)
   b. Consider Approval of Claims Listing in the amount of $17,122.01 (District No. 1)
   c. Consider Approval of Claims Listing in the amount of $95,159.64 (Operations)
   d. Public Hearing on 2026 Budget Amendment (*if necessary*)
      i. Consider Adoption of Resolution Amending 2026 Budget (*if necessary*)
   e. Public Hearing on proposed 2027 Budget
      i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for Calendar Year 2027
   f. Other Financial Matters

8. Legal Matters
   a. Consider Approval of Updated WBA, PC Engagement Letters
   b. Consider Adoption of 2027 Joint Annual Administrative Resolution
   c. **District No. 1 -** Public Hearing on Inclusion of Property by the following petitioners:
      GVP Windler, LLC, KB Home Colorado, Inc., MRP HDFB, LLC, Brightland Homes of Colorado, LLC
      i. Consider Adoption of Resolution and Order for Inclusion of Property
   d. **Homestead -** Public Hearing on Exclusion of Property by the following petitioners:
      GVP Windler, LLC, KB Home Colorado, Inc., MRP HDFB, LLC, Brightland Homes of Colorado, LLC
      i. Consider Adoption of Resolution and Order for Exclusion of Property
   e. Other Legal Matters

9. Windler Public Improvement Authority 2026B Bond Matters
   a. Consider Approval of Engagement from Kutak Rock as Special Counsel (Homestead and District Nos. 1, 2, 3, 4, 7, 8 and 9)
   b. Consider Approval of Engagement from Municap, Inc. for External Financial Advisor Services (Homestead, District Nos. 1, 2, 3, 4, 7, 8 and 9)
   c. The Boards of Windler Homestead Metropolitan District, Windler Metropolitan District No. 1, Windler Metropolitan District No. 2, Windler Metropolitan District No. 3, Windler Metropolitan District No. 4, Windler Metropolitan District No. 7, Windler Metropolitan District No. 8, and Windler Metropolitan District No. 9 (collectively, the "**Districts**") intend to make a final determination concerning the issuance of general obligation indebtedness consisting of a Capital Pledge Agreement, as amended by a First Amendment thereto, pursuant to which the Districts will be obligated to impose ad valorem property taxes for the payment of obligations issued by Windler Public Improvement Authority, City of Aurora, Adams County, Colorado, including its Taxable Subordinate Limited Tax Supported Revenue Bonds, Series 2026B in the total aggregate amount not to exceed $300,000,000, and in connection therewith, the Boards will consider a resolution authorizing a First Amendment to Capital Pledge Agreement; 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. (Homestead, District Nos. 1, 2, 3, 4, 7, 8, and 9)

d. Consider Approval of Omnibus Certificates of Districts (Homestead, District Nos. 1, 2, 3, 4, 7, 8, and 9)

e. Other Bond Matters

10. Management Matters
    a. Review District Management Report
    b. Insurance Matters
        i. Discuss and Review General Liability Insurance Renewals and Consider Approval and Authorization to Bind Coverage
    c. Other Management Matters

11. Other Business/Director's Items
    a. Development Update
    b. Executive session pursuant to § 24-6-402(4)(b), C.R.S., for conference with an attorney for the Districts for the purpose of receiving legal advice related to the Agreement Regarding Inclusion into the Aerotropolis Regional Transportation Authority, Regional Transportation System Improvements Funding, and Imposition, Collection and Transfer of ARI Mill Levies (District Nos. 1-9 and Homestead)
    c. Other Business Matters

12. Adjourn