

CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT NO. 4

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 2, 2026

TIME: 2:30 p.m.

LOCATION: via Zoom Teleconference

ACCESS: To attend via Zoom Teleconference, use the below link:

<https://us06web.zoom.us/j/88487885091?pwd=hLsa23VENXJohmLbe5r8tobkFeYqqb.1>

Meeting ID: 884 8788 5091
Passcode: 850545

To attend via telephone, dial 720-707-2699

Board of Directors

Tim O'Connor
Dustin Anderson
Vacant
Vacant
Vacant

Office

President
Treasurer/Secretary
Director
Director
Director

Term Expires

May, 2027
May, 2029
May, 2027
May, 2029
May, 2029

I. ADMINISTRATIVE MATTERS

- A. Call to order.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notice.
- D. Consider approval of Agenda.
- E. Public Comment.
Comments will be limited to three (3) minutes per person.

II. 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, if desired.

- A. Approval of Minutes from the July 6, 2026 Regular Meeting (enclosure).
- B. Review and ratify 2025 Annual Report (enclosure).
- C. Approve and ratify claims (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position and Property Tax Reconciliation (enclosure).
- B. Conduct Public Hearing to consider amendment of the 2026 Budget. Consider adoption of Resolution to Amend the 2026 Budget (if necessary).
- C. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution Adopting Budget, Appropriating Sums of Money, and Certifying Mill Levies for the Calendar Year 2027 (enclosures).
- D. Consider approval of the engagement letter with Dazzio & Associates, PC to prepare the 2026 Audit (enclosure).
- E. Acknowledge CLA Cash Access Policy (enclosure).

IV. LEGAL MATTERS

- A. Consider approval of Updated Engagement Letter with WBA, PC for legal services (enclosure).
- B. Review and consider adoption of Resolution Calling Election for (May 4, 2027 Election). Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues or questions (enclosure).
- C. Other legal matters.

V. MANAGER MATTERS

- A. Review and consider approval of CliftonLarsonAllen LLP Statements of Work for Accounting and Management Services for 2027 (enclosures).
- B. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to the property schedule (if any) (enclosure).
- C. Consider adoption of Annual Administrative Resolution (2027) (enclosure).

- i. Confirm 2027 meeting dates and times.
- ii. Workers' compensation coverage for 2027.

D. Other management matters.

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no more regular meetings scheduled for 2026.