NOTICE OF REGULAR MEETING
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
November 12, 2026

NOTICE IS HEREBY GIVEN that the Board of Directors of the **GEOS NEIGHBORHOOD METROPOLITAN DISTRICT,** of the City of Arvada, County of Jefferson, State of Colorado, will hold a regular meeting at 10:00 a.m., on Thursday, November 12, 2026, via videoconference at https://us06web.zoom.us/j/85202271589?pwd=u3rD1cqD3CAWj4VsoMJCxaYoNKKf2a.1 and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 852 0227 1589, Passcode: 267906. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

Agenda

1. Call To Order/Declaration of Quorum
2. Directors Matters/Disclosure Matters
3. Approval of/Additions To/Deletions From the Agenda
4. Public Comment (*limited to 3 minutes, per person*)[1]
5. Approval of Minutes
    a. Consider Approval of August 18, 2026 Special Meeting Minutes
6. Homeowners Advisory Committee Matters
    a. Consider Approval of Work Order Contract with Alpha & Omega Landscapers for 2026/2027 Snow Removal Services
    b. Consider First Amendment to Landscape Maintenance Services Contract with BrightView Landscape Services, Inc.
    c. HAC Chairperson Report on Use of Delegated Authority
        i. Work Order Contract with Davey Tree Expert Company for Tree Trimming
        ii. Contract for Backflow Device Certification
7. Construction Contract Matters
    a. Geos Neighborhood Blocks 1-4 Landscape Contact with BrightView Landscape Development, Inc.
        i. Consider Ratification of Change Order No. 5
        ii. Consider District Engineer's Certificate of Substantial Completion
    b. Consider Approval of Task Order #2021-6 to Master Services Agreement with Independent District Engineering Services, LLC
8. Legal Matters
    a. Consider Adoption of Annual Resolution
        i. Election of Officers
        ii. Regular Meeting Date/Location
    b. Consider Approval of Election Resolution
        i. Consider Approval of Engagement of Community Resource Services of Colorado, LLC

1 Public comments will be received in accordance with the District's Policy Regarding Public Comment and Appropriate Conduct at Public Meetings

c. Consider Approval of Advance and Reimbursement and Facilities Acquisition Agreement (Capital Expenses) with Geos Ventures LLC
d. Consider Approval of Fourth Amendment to Advance and Reimbursement Agreement (Operations & Maintenance Expenses) and Outstanding Advance & Reimbursement Obligation Form
e. Consider Approval of Second Amendment to Management Agreement with MSI, LLC
f. 2026 Legislative Memorandum
g. Other

9. Financial Matters
    a. Public Hearing on Proposed 2027 Budget
        i. Public Comment Period
        ii. Consider Approval of Resolution Approving Proposed 2027 Budget, Certification of Mill Levy, and Appropriate Sums of Money
    b. Consider Approval/Ratification of Claims
    c. Consider Acceptance of September 30, 2026 Financial Statements
    d. Discussion Regarding Operations and Maintenance Fee
    e. Consider Ratification of 2025 Audit
    f. Consider Approval of 2026 Audit Engagement Letter
    g. Other
10. Other Business
    a. Review and Consider Approvals/Actions Related to Turn Over of Public Improvements
        i. Blocks 1-4
            1. Consider Approval of Special Warranty Deed
        ii. Block 10
    b. Discussion Regarding Pets (barking, leash, urine/feces)
    c. Consider Actions Related to/Discussion Regarding (*if necessary*)
        i. Covenant Violations
        ii. Delinquent Fees/Fines
        iii. Appeals
11. Executive session pursuant to Sections 24-6-402(4)(b) and/or 24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice on specific legal questions and/or determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding claim under Surety Bond issued pursuant to Filing No. 2 Erosion Control, Grading, Utilities, Concrete & Paving Contract with BEC Barajas Excavating Construction LLC and Civil Action No. 1:26-cv-01201.
    a. Discussion and Consider Direction Regarding BEC Barajas Excavating Construction LLC Warranty Bond Claim and Civil Action No. 1:26-cv-01201
12. Adjourn

BY ORDER OF THE BOARD OF DIRECTORS:
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

General Counsel to the District