

**NOTICE OF SPECIAL MEETING**  
**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT**  
**August 18, 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 special meeting at 9:30 a.m., on Tuesday, August 18, 2026, via videoconference at <https://us06web.zoom.us/j/81517280437?pwd=L2ePJUA6rVjvLlJAbTrXDmb4pa6pS.1&jst=1>, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 815 1728 0437, Passcode: 725245. 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*)<sup>1</sup>
5. Approval of Minutes
  - a. Consider Approval of July 22, 2025 Special Meeting Minutes
6. Homeowners Advisory Committee Matters
  - a. HAC Chairperson Report on Use of Delegated Authority
7. Construction Contract Matters
8. Legal Matters
  - a. Consider Approval of Engagement of Experts/Consultants Related to Civil Action No. 1:26-cv-01201-DDD-TPO United States District Court District of Colorado (District v. Atlantic Specialty Surety Insurance Company)
9. Financial Matters
  - a. Public Hearing on Proposed 2025 Second Budget Amendment
    - i. Public Comment Period
    - ii. Consider Approval of Resolution Approving Proposed 2025 Second Budget Amendment and Appropriate Sums of Money
  - b. Consider Approval/Ratification of Claims
  - c. Consider Acceptance of Unaudited Financial Statements
10. Other Business
  - a. Review and Consider Actions Related to Turn Over of Block 10 Public Improvements
  - b. Discussion Regarding Pets (barking, leash, urine/feces)
  - c. Consider Actions Related to/Discussion Regarding (*if necessary*)
    1. Covenant Violations
    2. Delinquent Fees/Fines
    3. Appeals

---

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

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 (a) litigation with Atlantic Specialty Insurance Company under Surety Bond issued pursuant to Filing No. 2 Erosion Control, Grading, Utilities, Concrete & Paving Contract with BEC Barajas Excavating Construction LLC, (b) claim under Surety Bond issued pursuant to Filing No. 3 Erosion Control, Grading, Utilities, Concrete and Paving Contract with JBS Pipeline, LLC, (c) covenant enforcement matters, (d) fee collection matters, and/or (e) turnover of Block 10 public improvements
12. Adjournment

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

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

General Counsel to the District