

## SOJOURN AT IDLEWILD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 - 800-741-3254  
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<https://sojourn-idlewildmd.colorado.gov>

### **NOTICE OF SPECIAL MEETING AND AGENDA**

<b><u>Board of Directors (Board):</u></b>	<b><u>Office:</u></b>	<b><u>Term/Expiration:</u></b>
Paul Malone	President	2029/May 2029
John Clayton Iman	Treasurer	2027/May 2027
Jason Morris	Assistant Secretary	2029/May 2029
Damien Fatur	Assistant Secretary	2029/May 2029
VACANT		2027/May 2027

DATE: Thursday, December 11, 2025

TIME: 10:00 a.m.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:

*\*Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

#### I. PUBLIC COMMENTS

- A. 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.

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#### II. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.

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- B. Confirm quorum, location of the meeting and posting of meeting notices. Approve Agenda.

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- C. Review and approve the Minutes of the May 1, 2025 Special Meeting, the May 12, 2025 Special Meeting, and the July 11, 2025 Statutory Annual Meeting (enclosures).

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### III. FINANCIAL MATTERS

#### A. Review and ratify approval of payment of claims as follows (enclosures):

Fund	Period Ending Nov. 2024	Period Ending Dec. 2024	Period Ending Jan. 2025
General	\$ 8,951.04	\$ 6,579.10	\$ 7,084.20
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 8,951.04	\$ 6,579.10	\$ 7,084.20

Fund	Period Ending Feb. 2025	Period Ending Mar. 2025	Period Ending Apr. 2025
General	\$ 12,465.38	\$ 23,240.76	\$ 10,250.30
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 12,465.38	\$ 23,240.76	\$ 10,250.30

Fund	Period Ending May 2025	Period Ending Jun. 2025	Period Ending Jul. 2025
General	\$ 10,198.80	\$ 13,079.28	\$ 3,071.75
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 10,198.80	\$ 13,079.28	\$ 3,071.75

Fund	Period Ending Aug. 2025	Period Ending Sept. 2025	Period Ending Oct. 2025
General	\$ 3,529.96	\$ 5,943.00	\$ 7,395.47
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 3,529.96	\$ 5,943.00	\$ 7,395.47

#### B. Review and accept unaudited financial statements (enclosure).

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#### C. Consider engagement of outside Accountant for preparation of 2025 Audit.

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#### D. Public Hearing on Second Amendment to 2025 Budget.

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##### 1. Public Hearing and Comment Period.

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##### 2. Consider Approval of Resolution 2025-12-01 Second Amendment to 2025 Budget and Appropriate Sums of Money (enclosure).

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E. Public Hearing on Proposed 2026 Budget.

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1. Public Hearing and Comment Period.

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2. Consider Approval of Resolution 2025-12-02 Approving Proposed 2026 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosures – preliminary AV, draft 2026 Budget, and Resolution).

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IV. LEGAL MATTERS

A. Review and consider approval of Resolution No. 2025-12-03 Annual Resolution (enclosure).

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B. Consider Ratification of 2024 Annual Report (enclosure).

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C. Review and consider Approval of an Updated Outstanding Advance & Reimbursement Obligation Form for Operations and Maintenance Expenses (enclosure).

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D. Review and consider Approval of an Amendment to the Advance & Reimbursement Agreement for Operations and Maintenance Expenses (enclosure).

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E. Review and Consider Approval of Engineer's Certification and Cost Verification Report No. 2 prepared by Ranger Engineering, LLC for acceptance of improvements and reimbursement of project costs to HDC 398 Ski Idlewild Road, LLP (to be distributed).

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F. Review and Consider Approval of Reimbursement under June 27, 2022 Advance and Reimbursement and Facilities Acquisition Agreement with HDC 398 Ski Idlewild Road, LLP (to be distributed).

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G. Discuss Memorandum re Amended Rules Establishing Technology Accessibility Standards.

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1. Consider Approval of Resolution Adopting Revised Technology Accessibility Statement (enclosure).

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H. Consider Approval of Public Improvements Easement Agreement for Landscaping Improvements (enclosure).

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I. Review and Consider Approval of Special Warranty Deed for Outlots and Tracts (enclosures).

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J. Consider Approval of Revised Engagement Letter for Icenogle Seaver Pogue, P.C. (enclosure).

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K. 2025 Legislative Memorandum (enclosure).

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**V. OPERATIONS & MAINTENANCE MATTERS**

A. Review and ratify approval of a Landscape Maintenance Services Contract between the District and Weston Landscape & Design, LLC D/B/A Neils Lunceford for Landscape Maintenance Services (enclosure).

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B. Review and ratify approval of a Snow Removal Services Contract between the District and Mountain Madness Inc. D/B/A Mountain Madness Excavating for 2024-2025 Snow removal Service (enclosure).

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C. Review and consider approval of a First Amendment to Snow Removal Services Contract between the District and Mountain Madness Inc. D/B/A Mountain Madness Excavating for 2025-2026 Snow removal Service (enclosure).

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**VI. OTHER BUSINESS**

A. Update on status of capital improvements.

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**VII. ADJOURNMENT** **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.
- Notice of rate increase from Altitude Community Law.