

SOJOURN AT IDLEWILD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 - 800-741-3254
Fax: 303-987-2032
<https://sojourn-idlewildmd.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors (Board):

Paul Malone
John Clayton Iman
Jason Morris
Damien Fatur
VACANT

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary

Term/Expiration:

2029/May 2029
2027/May 2027
2029/May 2029
2029/May 2029
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.

1. Public Hearing and Comment Period.

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).

IV. LEGAL MATTERS

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

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

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

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

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).

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).

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

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

- 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.