

SPRING VALLEY METROPOLITAN DISTRICT NO. 1

7555 E. Hampden Ave., Suite 501
Denver, Colorado 80231
Tel: 720-213-6621
<https://springvalleymd.org>

NOTICE OF SPECIAL MEETING AND AGENDA OF THE BOARD OF DIRECTORS OF THE DISTRICT AND OF THE WATER AND SEWER ACTIVITY ENTERPRISE

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
James E. Marshall	President	2027/May 2027
Shelley Marshall	Treasurer	2029/May 2029
Holly D. Robinson	Assistant Secretary	2029/May 2029
Leigh Lutz	Assistant Secretary	2027/May 2027
VACANT		2027/May 2027
AJ Beckman	Secretary	

DATE: May 28, 2026 (Thursday)

TIME: 4:00 P.M.

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

Zoom Information

<https://zoom.us/j/87369455708>

Meeting ID: 873 6945 5708

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,87369455708#

I. PUBLIC COMMENT

A. _____

II. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve Minutes of April 16, 2026 Regular Meeting (enclosure).
 - Ratify approval of Notice of Inclusion in Service Area (for Sections 27, 28 and 31) (enclosure).
 - Ratify approval of Service Agreement for Landscape Installation Services between the District and Back Woods Landscaping Inc. (enclosure).
 - Ratify approval of Task Order No. 2026-05-01 to the Master Service Agreement for Operator in Responsible Charge Services for the Influent Screen Compactor Discharge Chute Modification (enclosure)
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IV. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims as follows (enclosure):

Fund	Period ending May 21, 2026
General	\$ 9,222.27
Enterprise	\$ 81,148.61
Road	\$ -0-
Capital	\$ 496,870.55
Total Claims	\$ 587,241.43

- B. Review and consider acceptance of the cash position schedule and unaudited financial statements for the period ending March 31, 2026 (enclosure).
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- C. Review and consider approval of Cost Verification Report No. 77 dated May 14, 2026, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$944,038.04 (enclosure). Acknowledge Spring Valley Metropolitan District No. 5 Requisition No. 5 under the Series 2025A(2) Bonds in the amount of \$944,038.04.
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- D. Review and consider adoption of Resolution No. 2026-05-__, Spring Valley Metropolitan District No. 1 Resolution to Adopt Updated Schedule of Fees and Charges (to be distributed).
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V. LEGAL MATTERS

- A. Review and consider approval of letter from Counsel for the District to 3900 CR 174 LLC regarding Extraterritorial Water Service (enclosure).
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- B. Review and consider Initial Acceptance of roads and water, sewer and storm sewer improvements constructed by Lennar Colorado, LLC in Spring Valley Ranch Filing 10 – Phase 1 (enclosure).
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- 1. Review and consider approval of letter from the District to Lennar Colorado, LLC accepting a reduction in the posted surety from \$3,366,272.80 to \$611,504.15 (enclosure).
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VI. CAPITAL IMPROVEMENTS MATTERS

- A. Report from Construction Committee on the status of construction projects.
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VII. OPERATIONS AND MAINTENANCE MATTERS

- A. Review Monthly Activities Report from Ramey Environmental Compliance for April 2026 (enclosure).
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- B. Manager’s Report (enclosure).
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- C. Review and consider approval of Task Order No. 1 to the Master Service Agreement for Water Meter Pit Installation between the District and Guernsey Grading & Excavating, Inc., for installation of 16 water meter pits, in the amount of \$77,009.76 (enclosure).
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VIII. OTHER BUSINESS

- A. _____
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- IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD AT 4:00 P.M. ON THURSDAY, JUNE 18, 2026.**