

SPRING VALLEY METROPOLITAN DISTRICT NO. 1

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

NOTICE OF REGULAR 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
<i>VACANT</i>		2027/May 2027
AJ Beckman	Secretary	

DATE: June 18, 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.

C. Consider authorizing interested Board Members to attend the 2025 Special District Association's Annual Conference in Keystone on September 15-17, 2026.

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 May 28, 2026 Special Meeting (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 June 18, 2026
General	\$ 10,339.97
Enterprise	\$ 99,669.29
Road	\$ -0-
Capital	\$ 592,470.97
Total Claims	\$ 702,480.23

B. Review and consider approval of 2025 Audit (enclosure) and authorize execution of Representations Letter.

C. Review and consider approval of Cost Verification Report No. 78 dated June 12, 2026, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$594,143.27 (enclosure). Acknowledge Spring Valley Metropolitan District No. 5 Requisition No. 6 under the Series 2025A(2) Bonds in the amount of \$594,143.27.

D. Review and consider approval of Cost Verification Report No. 1 addressed to Spring Valley Metropolitan District Nos. 1 and 5, dated June 4, 2026, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements for Spring Valley Ranch Filing No. 10 in the amount of \$4,066,680.83 (“Filing No. 10 – Report No. 1”) (enclosure).

E. Acknowledge Spring Valley Metropolitan District No. 5 Requisition No. 7 under the Series 2025A(2) Bonds, payable to Lennar Colorado, LLC, in the amount of \$200,000.00, for eligible public improvement costs certified by Filing No. 10 – Report No. 1.

- F. Acknowledge Spring Valley Metropolitan District No. 5 Requisition No. 8 under the Series 2025A(2) Bonds, payable to Spring Valley Land Investments, LLC, in the amount of \$2,000,000.00, for eligible public improvement costs certified by Filing No. 10 – Report No. 1.
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- G. Discuss and consider modifications to outdoor watering policy (current policy attached).
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- H. Review and consider adoption of Resolution No. 2026-06-__, 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 Will Serve Letter for Extraterritorial Water and Sewer Service from District Counsel to Spruce Land Holdings, LLC (enclosure).
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- B. Discuss status of Letter from District Counsel to 3900 CR 174 LLC regarding Extraterritorial Water Service to 3900 County Road 174, Parker CO 80138.
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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 May 2026 (enclosure).
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- B. Manager’s Report (enclosure).
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VIII. OTHER BUSINESS

- A. _____

IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD AT 4:00 P.M. ON THURSDAY, JULY 16, 2026.**