

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: July 16, 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 June 18, 2026 Regular Meeting (enclosure).

- Ratify approval of First Amendment to Option Agreement between the District and Arapahoe County Water and Wastewater Authority (“ACWWA”) (enclosure).
 - Ratify approval of Second Amendment to Option Agreement between the District and ACWWA (enclosure).
 - Ratify approval of Third Amendment to Option Agreement between the District and ACWWA (enclosure).
 - Ratify approval of Change Order No. 1 to the Contract between the District and Alpine Civil Construction, Inc. for the River Highlands Drive Phase 2 – Wet Utilities, Drainage and Road Project, for a change in pavement design, for a net reduction in the contract amount of <187,712.44> (enclosure).
 - Ratify approval of Change Order No. 2 to the Contract between the District and Alpine Civil Construction, Inc. for the River Highlands Drive Phase 2 – Phase 2 Grading Project, for grading of Detention Pond K, Elbert County Grading Permit, and cutting a channel through two stock ponds, in the amount of \$39,025.01 (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 July 18, 2026
General	\$ 2,962.00
Enterprise	\$ 89,596.57
Road	\$ -0-
Capital	\$ 640,818.52
Total Claims	\$ 733,377.09

- B. Review and consider approval of 2025 Audit (enclosure) and authorize execution of Representations Letter.
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- C. Review and consider approval of Cost Verification Report No. 79 dated July 10, 2026, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$669,807.03 (enclosure). Acknowledge Spring Valley Metropolitan District No. 5 Requisition No. 9 under the Series 2025A(2) Bonds in the amount of \$669,807.03.
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- D. Review and consider acceptance of the cash position schedule and unaudited financial statements for the period ending June 30, 2026 (enclosure).
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V. LEGAL MATTERS

- A. Discuss and consider approval of a Third Amendment to Development Improvement Agreement (Spring Valley Ranch Filing No. 5) with Melody Homes, Inc.
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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 June 2026 (enclosure).
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- B. Manager's Report (enclosure).
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- C. Consider approval of proposal from Environmental Designs, LLC, for weed control along the paths and fence lines, in the amount of \$4,935.16 and authorize preparation of a Task Order (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, AUGUST 20, 2026.**