

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: September 17, 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 August 27, 2026 Special Meeting (enclosure).
 - Ratify approval of Task Order No. 6 to the Master Service Agreement for Landscape Services between the District and Environmental Designs, LLC, for 2026 Weed Control, in the amount of \$4,935.16 (enclosure).
 - Ratify approval of Task Order No. 2026-08-01, to the Master Service Agreement for Operator in Responsible Charge Services between the District and Ramey Environmental Compliance, Inc., for installation of backup air compressor and repair of original main-duty compressor, in the amount of \$3,908.02 (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 September 17, 2026
General	\$ 7,922.55
Enterprise	\$ 85,187.76
Road	\$ -0-
Capital	\$ 11,622.21
Total Claims	\$ 104,732.52

- B. Review and consider approval of Cost Verification Report No. 81 dated September 11, 2026, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$503,527.98 (enclosure). Acknowledge Spring Valley Metropolitan District No. 5 Requisition No. 11 under the Series 2025A(2) Bonds in the amount of \$503,527.98.
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V. LEGAL MATTERS

- A. Review and consider approval of Quitclaim Deed from the District to Spring Valley Ranch Filing 6 Homeowners Association (to be distributed).
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- B. Review and consider approval of Termination and Release of Easement and Operations and Maintenance Agreement (Spring Valley Ranch) by and between Spring Valley Metropolitan District No. 1 and 2 and LGI Homes – Colorado, LLC (to be distributed).
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- C. Review and consider approval of Easement and Operations and Maintenance Agreement by and between Spring Valley Metropolitan District No. 1 and 2 and Spring Valley Ranch Filing 6 Homeowners Association Inc. (to be distributed).
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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 August 2026 (enclosures).
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- B. Manager's Report (enclosure).
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- C. Review proposal from Nature's Workforce for 2026-2027 snow removal services and consider approval of Task Order No. 2 to the Master Service Agreement for Snow and Ice Mitigation Services between the District and Nature's Workforce (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, OCTOBER 15, 2026.**