BELLA MESA METROPOLITAN DISTRICT

225 Union Boulevard, Suite 100
Lakewood, Colorado 80228
Tel: (303) 987-0835
Fax: (303) 987-2032
https://bellamesametro.specialdistrict.org/

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors	Office	Term/Expires
Michael Newman	President	2029/May 2029
Javier Ortega	Secretary/Treasurer	2027/May 2027
John V. Hill	Assistant Secretary	2027/May 2027
Chris Miller	Director	2029/May 2027
Sara Dieringer	Director	2029/May 2029*

**Appointed; therefore, term will be up for election in May 2027*

DATE: Tuesday, November 10, 2026
TIME: 8:45 A.M.
PLACE: Via Zoom

** 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.*

Zoom information:
https://us06web.zoom.us/j/87197524760?pwd=JBsakRUmR3zywUkQ3CdhSubbx8TaoL.1
Meeting ID: 871 9752 4760
Passcode: 226112
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 Districts. Comments will be limited to three (3) minutes per speaker[1]

II. ADMINISTRATIVE MATTERS

A. Call to Order, Confirm Quorum, Approve Agenda, Confirm Location of Meeting and Posting of Meeting Notices.

B. Present Disclosures of Potential Conflicts of Interest.

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1 Public comments will be received in accordance with the District's Policy Regarding Public Comment and Appropriate Conduct at Public Meetings

C. Review and consider approval of Minutes of the August 11, 2026 Special Meeting (enclosure).

D. Consider Adoption of Annual Resolution for Year 2027 (enclosure).
   i. Election of Officers
   ii. Regular Meeting Date/Location

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 requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approval of Subordinate Limited Tax General Obligation Bonds Series 2024B Requisition No. 41-44(enclosure);
- Approval of Engineer's Report and Verification of Costs No. 23-24 for Bella Mesa Mikelson Traffic Circle Soft Costs (enclosure);
- Approval of Engineer's Report and Verification of Costs No. 4 for Bella Mesa MD North (enclosure);
- Approval of Engineer's Report and Verification of Costs No. 6 for Bella Mesa MD South (enclosure).

IV. FINANCIAL MATTERS

A. Ratify approval of the payment of claims (enclosure).

B. Review and accept the unaudited financial statements and schedules of cash position (enclosure).

C. Consider engagement of Fiscal Focus Partners, LLC to prepare 2026 Audit, for an amount not to exceed $_____ (enclosure).

D. Public Hearing on Proposed 2026 Budget Amendment
   i. Public Comment Period
   ii. Consider Approval of Resolution Approving Proposed 2026 Budget Amendment and Appropriate Sums of Money (enclosure)

E. Public Hearing on Proposed 2027 Budget
   i. Public Comment Period
   ii. Consider Approval of Resolution Approving Proposed 2027 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosures).

F. Consider Ratification of 2025 Audit Extension and 2025 Audit (enclosures).

G. Consider Approval of Master Services Agreement and/or Statement(s) of Work with CliftonLarsonAllen LLP (enclosure).

H. Review and Acknowledge Cash Access and Internal Controls Memorandum (enclosure)

I. Consider approval of Incumbency Certificate in connection with the Trust Agreement contemporaneously herewith by and between the District and UMB Bank, n.a. (enclosure).

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V. LEGAL MATTERS

A. Consider Approval of Election Resolution (enclosure).

B. Consider Approval of Resolution Imposing Operations and Maintenance Fees (enclosure).

i. Consider Approval of Messaging to Bella Mesa HOA Residents Re Fee Imposition (to be distributed).

ii. Consider Approval of Statement of Work/Contract for Billing and Collection Services (to be distributed).

C. Consider Approval of Termination of Streamline/DocAccess Website Services Agreements (enclosure).

D. Consider Approval/Ratification of Agreement for Website Services with the Statewide Internet Portal Authority (SIPA) (enclosure).

E. Consider Approval of Second Amendment to Stormwater Compliance Services Contract with Ensolum, LLC (enclosure).

F. 2026 Legislative Memorandum (enclosure).

VI. OTHER BUSINESS

A. _____

VII. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2026.***