

NOTICE OF SPECIAL MEETING
BELLA MESA METROPOLITAN DISTRICT
August 11, 2026

NOTICE IS HEREBY GIVEN that the Board of Directors of the **BELLA MESA METROPOLITAN DISTRICT**, of the Town of Castle Rock, County of Douglas, State of Colorado, will hold a special meeting at 11:00 a.m. on Tuesday, August 11, 2026, via videoconference at <https://us06web.zoom.us/j/88992043323?pwd=wRqMpwge2fKKxnlinDXZJsD7pr2F8y.1>, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 889 9204 3323, Passcode: 198414. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

Agenda

1. Call To Order/Declaration of Quorum
2. Directors Matters/Disclosure Matters
 - a. Consider Appointments to Vacancies
 - b. Election of Officers
3. Approval of/Additions To/Deletions From the Agenda
4. Public Comment For Matters Not on Agenda
5. Consent Agenda to Consider Approval Ratification of Items Previously Considered at June 23, 2026 Special Meeting Continued to July 14, 2026:
 - a. Publication of Notice re Vacancies on Board of Directors
 - b. November 11, 2025 Regular Meeting Minutes
 - c. Letter Agreement for Costs Related to Service Plan Amendment – Covenant Enforcement
 - d. Resolution Approving Proposed 2025 Budget Amendment and Appropriate Sums of Money
 - e. Subordinate Limited Tax General Obligation Bonds Series 2024B Requisition Nos. 31 – 38
 - f. 2025 Draft Audit
 - g. Engineer’s Report and Verification of Costs No. 16 for Bella Mesa Mikelson Traffic Circle (Escrow Agreement)
 - h. Engineer’s Report and Verification of Costs Nos. 15 - 20 for Bella Mesa Mikelson Traffic Circle Soft Costs
 - i. Engineer’s Report and Verification of Costs No. 2 for Bella Mesa MD North
6. Approval of Minutes
 - a. Consider Approval of June 23, 2026 Special Meeting Minutes
 - b. Consider Approval of July 14, 2026 Continued Meeting Minutes
7. Legal Matters
 - a. Consider Approval of Fourth Amendment to Service Plan
 - b. Consider Approval of First Amendment to Master Intergovernmental Agreement with Town of Castle Rock

- c. Consider Approval of Contract for District Management Services
 - d. Consider Approval of Bella Mesa Metropolitan District and Castle Rock North Homes LLC Advance and Reimbursement Agreement (Operations and Maintenance Expenses)
 - e. Consider Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings
 - f. Consider Approval of Resolution Imposing Operations and Maintenance Fees
 - 1. Consider Approval of Messaging to Bella Mesa HOA Residents Re Fee Imposition
 - 2. Consider Approval of Statement of Work/Contract for Billing and Collection Services
8. Financial Matters
- a. Consider Approval/Ratification of Subordinate Limited Tax General Obligation Bonds Series 2024B Requisition Nos. 39-40
9. Traffic Circle Construction Project
- a. Consider Approval/Ratification of Engineer's Report and Verification of Costs Nos. 21- 22 for Bella Mesa Mikelson Traffic Circle Soft Costs
10. Other Business
- a. Consider Approval/Ratification of Engineer's Report and Verification of Costs No. 3 for Bella Mesa MD North
11. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS:
BELLA MESA METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

General Counsel to the District