

NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN VALLEY METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Mountain Valley Metropolitan District (the “District”), of the City of Colorado Springs, El Paso County, Colorado, will hold a special meeting at 1:00 p.m. or as soon as thereafter possible, on October 20, 2025, by telephone and video conference and at the location, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: October 20, 2025
Time: 1:00 p.m., or as soon thereafter as possible
Location: 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO 80903
Video: [Zoom Meeting Link](#)
Call-In Number: 1.669.254.5252
Meeting ID: 161 437 5327
Passcode: 583644

AGENDA

BOARD OF DIRECTORS

Victor Torres Jr., President, (2025-2029)
Keith Dumas, Secretary/Treasurer (2025-2029)
Jeff Mark, Assistant Secretary/Treasurer (2023-2027)
Glenn Pawlak, Assistant Secretary/Treasurer (2025-2027)
Chasity McMorrow, Assistant Secretary/Treasurer (2023-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Discuss and Consider Officer Designation
6. Consider for Approval Minutes of the November 20, 2024 Meeting
7. Financial Items
 - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
 - b. Consider Ratification and Approval of 2024 Audit Exemption
 - c. Public Hearing re: 2025 Budget Amendment
 - i. Consider Approval of Resolution Amending 2025 Budget, if needed
 - d. Public Hearing re: 2026 Budget
 - i. Consider Approval of Resolution Adopting 2026 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2026
8. Attorney Items

- a. Consider Ratification/Approval of Gift of Real Estate Agreement with the City and related documents as follows:
 - i. Special Warranty Deed (Tract F)
 - ii. Gift of Public Improvements Easement (Tract C)
 - iii. Gift of Public Improvements Easement (Tract D)
 - iv. Gift of Public Improvements Easement (Tract E)
 - v. Amendment to Gift of Real Estate Agreement
 - vi. Statement of Authority
 - b. Consider Approval of 2026 Administrative Matters Resolution
 - c. Consider Approval of Resolution re Exclusion from Workers Compensation
 - d. Consider Ratification and Approval of 2024 Annual Report
 - e. Consider Updates to Resolutions re: Imposition of Fees for the Districts (Capital and Operations), as needed
 - f. Consider Updates to Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed
 - g. Consider Approval of Annual Engagement of District Consultants
 - h. Discuss Memo re: 2025 Legislative Updates
9. Director Items
 - a. Discuss signage in the District
 10. Development Update
 11. Other Business
 - a. Set 2026 Annual Meeting Date pursuant to C.R.S. 32-1-903(6)(a)
 12. Continuation/Adjournment