CHAPEL HEIGHTS METROPOLITAN DISTRICT

121 S. Tejon Street, Suite 1100
Colorado Springs, Colorado 80903
719-635-0330
www.chapelheightsmd.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, December 1, 2026

TIME: 4:30 p.m. *or as soon thereafter as possible*

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/meet/2419413008519816?p=YVphy4shem7DJmXPxz

To attend via telephone, dial 720-547-5281 and enter Conference ID: 889 763 108#

Board of Directors	Office	Term Expires
Leah Kegle	President	May, 2027
Bee Persaud	Vice President/ Secretary	May, 2027
Patrick Nelson	Treasurer	May, 2029
Keesha Lewis	Assistant Secretary	May, 2029
Leo (Mick) Schuhmacher	Assistant Secretary	May, 2027

I. ADMINISTRATIVE MATTERS

A. Call to order and approval of agenda.

B. Present disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notices.

D. Review and consider approval of minutes from October 27, 2026 Special Board Meeting and November 3, 2026, Special Board Meeting (enclosures).

E. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

i. First Tuesday of the month at 4:30 p.m. via Microsoft Teams

II. FINANCIAL MATTERS

A. Review and consider acceptance Schedule of Cash Position/ Schedule of Property Tax Collections (to be distributed)

B. Review and ratify approval of previous claims (to be distributed).

III. LEGAL MATTERS

A. Review and consider approval of Third Amendment to Resolution of the Board of Directors of Chapel Heights Metropolitan District, City of Colorado Springs, County of El Paso, State of Colorado, Adopting District Fees, which documents the increased Operations Fee for 2027 (enclosure).

IV. MANAGER MATTERS

A. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).

B. Review and consider approval of workers' compensation coverage for 2027 (enclosure).

C. Ratify approval of CliftonLarsonAllen LLP Statement(s) of Work for 2027 for management services, accounting services, payroll services, billing services and association management (enclosures).

D. Review and consider adoption of Parking Resolution (to be distributed).

V. OTHER BUSINESS

A. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

VI. EXECUTIVE SESSION (if necessary)- Pursuant to C.R.S. § 24-6-402(4)(b), Pursuant to C.R.S. § 24-6-402(4)(b), for the purpose of receiving legal advice from legal counsel regarding potential construction defect claims involving District improvements, including asphalt paving and sidewalks.

VII. ADJOURNMENT

There are no Board meetings scheduled for the remainder of 2026.