

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, November 3, 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/238918282673546?p=FEwvYGPDA4mscXBr1O>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 142 843 618#

Board of Directors

Leah Kagle
Bee Persaud
Patrick Nelson
Keesha Lewis
Leo (Mick) Schuhmacher

Office

President
Vice President/ Secretary
Treasurer
Assistant Secretary
Assistant Secretary

Term Expires

May, 2027
May, 2027
May, 2029
May, 2029
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 5, 2026, Special Board Meeting (enclosure).
- 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
- F. Schedule 2027 Annual Meeting.
 - i. First Tuesday of June at 4:30 p.m. via Microsoft Teams

II. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements/ Schedule of Cash Position/ Schedule of Property Tax Collections (enclosures).
- B. Review and ratify approval of previous claims (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.
- D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and to set Mill Levies (enclosure – Draft Budget and Resolution).
- E. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“MLC”) for certification to the Board of County Commissioners and other interested parties.
- F. Ratification of preparation and filing of the 2025 Audit (enclosure).
- G. Review and consider approval of engagement with BiggsKofford to prepare the 2026 Audit.
- H. Acknowledge CLA Cash Access Policy (enclosure).

III. LEGAL MATTERS

- A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (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. Consider 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. Confirm quorum for December 1, 2026 special Board meeting at 4:30 p.m.
- B. 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

The next Board meeting is scheduled for December 1, 2026 at 4:30 p.m.