GREEN GABLES METROPOLITAN DISTRICT NO. 2
(THE "DISTRICT")

2001 16th Street, Ste. 1700
Denver, CO 80202
Phone: 303-779-5710
www.greengablesmd2.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 11, 2026

TIME: 10:00 a.m.

LOCATION: Via Microsoft Teams

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

https://teams.microsoft.com/meet/253628511564269?p=5UbBLIVd7e2AMzaa5Y

Meeting ID: 253 628 511 564 269

Passcode: be3wq3KM

To attend via telephone, dial 720-547-5281 and enter Conference ID: 677 972 051#

Board of Directors	Office	Term Expires
Doug McKinnon	President	May, 2027
Michael Pauk	Secretary/Treasurer	May, 2027
Bill Branyan	Assistant Secretary	May, 2029
Garrett Baum	Assistant Secretary	May, 2029
Vacant		May, 2027

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notices. Approve Agenda.

C. 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.

D. Review and consider approval of the July 8, 2026 statutory annual meeting minutes and the July 8, 2026 regular meeting minutes (enclosures).

E. Discuss vacancy on the Board and consider the appointment of eligible elector, Karen Lillrose, to the Board of Directors of the District. Administer Oath of Office.

F. Consider appointment of officers.

President:

Treasurer:

Secretary:

Assistant Secretaries:

G. Discuss business to be conducted in 2027 and location (virtual and/or physical) of meetings. Schedule regular meeting dates (*proposed dates July 7 and November 11, 2027 at 10:00 a.m., virtually*) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

H. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

I. Acknowledgement of acquisition of Streamline by Civic Plus.

J. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2027 (District Transparency Notice).

II. FINANCIAL MATTERS

A. Review and ratify approval of interim claims totaling $57,564.67 (enclosure).

B. Review and consider acceptance of the September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, and Schedule of Property Tax Collections (enclosure).

C. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

D. Conduct Public Hearing to consider amendment of 2026 Budget. If necessary, consider adoption of Resolution to Amend 2026 Budget.

E. Conduct Public Hearing on proposed 2027 Budget and consider adoption of Resolution to adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).

F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Manager/District Accountant to file the Certification with the Board of County Commissioners and other interested parties (*deadline December 11, 2026 for Jefferson County*).

G. Review and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).

H. Consider appointment of District Accountant to prepare 2028 Budget.

I. Review and consider approval of engagement letter between the District and Fiscal Focus Partners LLC for performance of the District's 2026 Audit, for an amount not to exceed $6,950 (enclosure).

III. LEGAL MATTERS

A. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling a Regular Election for Directors, appointing the Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions.

B. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

C. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

D. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

IV. MANAGER MATTERS

A. Insurance Discussion.

1. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

2. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027, confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.

B. Review and consider approval of Special Districts Preparation Statements of Work (SOWs) between the District and CliftonLarsonAllen LLP for 2027-2029 Accounting and Advisory Services, Management Services and Public Improvement Fee Collection (enclosures).

V. DIRECTOR MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

THERE ARE NO REGULAR MEETINGS FOR THE REMAINDER OF 2026.