OVERLOOK METROPOLITAN DISTRICT

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NOTICE OF SPECIAL MEETING AND AGENDA

DATE: **Friday, November 20, 2026**
TIME: **4:15 p.m.**
LOCATION/ACCESS: **Via Zoom**

1. **To attend via Zoom Videoconference, use the following link:** https://us02web.zoom.us/j/88201134490?pwd=om1720EzXeCloynnq6qNUTCIYpbnbr.1
2. **To attend via telephone, dial 1-719-359-4580 and enter the following additional information:**
   a. **Meeting ID: 882 0113 4490**
   b. **Passcode: 960019**

Board of Directors	Office	Term Expires
Jill Gibbens	President	May 2027
Stacey Hedrington	Treasurer	May 2027
VACANT	N/A	May 2029
VACANT	N/A	May 2029
VACANT	N/A	May 2029
Craig Sorensen	Secretary	N/A

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 minutes of the November 19, 2025 Regular Meeting and the July 15, 2026 Annual Meeting (enclosures).

E. Discuss business to be conducted in 2027 and location (**virtual and/or physical**). Schedule regular meeting dates and consider adoption of Resolution No. 2026-11-____, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

F. Authorize renewal of the District's insurance and Special District Association (SDA) membership for 2027.

II. FINANCIAL MATTERS

A. Review and consider ratification/approval of payment of claims for the period of November 20, 2025 through November 20, 2026 in the amount of $31,027.36 (enclosure).

B. Review and consider acceptance of unaudited financial statements for the period ending September 30, 2026 (enclosures).

C. Review and ratify approval of 2025 Audit and authorization to execute Representations Letter (enclosure – final audit).

D. Discuss and consider engagement of auditor to prepare 2026 Audit.

E. Conduct Public Hearing to consider amendment of the 2026 Budget. Consider adoption of Resolution No. 2026-11-____, Resolution of Overlook Metropolitan District to Amend the 2026 Budget (enclosure).

F. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution No. 2026-11-____, Resolution to Adopt the 2027 Budget and Appropriate Sums of Money, and Resolution No. 2026-11-____, Resolution to Set Mill Levies (enclosures: preliminary assessed valuation, draft budget and budget resolutions).

G. Consider adoption of Resolution No. 2026-11-____, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).

H. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

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

III. LEGAL MATTERS

A. Review and consider approval of Termination of Operation Funding Agreements between the District and OCC Holdings LLC (enclosure).

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

C. Discuss May 4, 2027 Regular Directors' Election and consider adoption of Resolution No. 2026-11-____, Resolution Calling a Regular Election for Directors on May 4, 2027, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions.

D. Review and acknowledge McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

E. Review and consider adoption of Resolution No. 2026-11-____, Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

F. Review and consider adoption of Resolution No. 2026-11-____, Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

IV. OTHER BUSINESS

V. ADJOURNMENT

There are no more regular meetings scheduled in 2026.