NOTICE AND AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
SUNDOWN OAKS METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of Sundown Oaks Metropolitan District (the "District"), of Douglas County, Colorado, will hold a special meeting at 9:30 a.m., or as soon as thereafter possible, on November 30, 2026, via telephone and videoconference, 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:	November 30, 2026
Time:	9:30 a.m.
Video:	Zoom Meeting Link
Call-In Number:	833-435-1820
Meeting ID:	165 445 0433
Passcode:	666300

AGENDA

BOARD OF DIRECTORS

Steven Gage, President (term expires May 2029)
Megan Gage, Secretary/Treasurer (term expires May 2029)
Sharon Boyle, Director (term expires May 2029)
Vacant, Director (term expires May 2027)
Vacant, Director (term expires May 2027)

1. Call to Order

2. Disclosure of Potential Conflicts of Interest

3. Approval of Agenda and Meeting Location

4. Public Comment (limited to 3 minutes per person)

5. Approval of Minutes from the March 30, 2026, Regular Meeting

6. Financial Matters
   a. Review Schedule of Developer Advances

7. 2026 Budget Amendment, if necessary
   a. Conduct Public Hearing on 2026 Budget Amendment
   b. Review and Consider Approval of Resolution to Amend 2026 Budget

8. 2027 Budget
    a. Conduct Public Hearing on 2027 Budget
    b. Review and Consider for Approval the Resolution Approving the Proposed 2027 Budget, Approve the Appropriation of Funds and Authorize Tax Levies to be Certified by the District for Collection in 2027

9. Management Items
    a. Discuss District Insurance

10. Attorney Items
    a. Review and Consider Approval of 2027 Annual Administrative Matters Resolution
    b. Discuss 2027 Annual Meeting Date, if needed (only required if residential units in 2027)
    c. Review and Consider Approval of May 2027 Election Resolution

11. Director Items

    a. <u>General District Matters</u>
        i. Review and Consider Consent to Coscan Assignment Agreement
        ii. Review and Consider Approval of Goodwin Service Agreement

    b. <u>Matters Relating to Developer</u>
        i. Review and Consider Approval of Resolution to Acknowledge and Correct Scrivener's Error or Omission Regarding Interest on Developer Advances

12. Other Business

13. Adjournment/Continuation

Dated this 24th day of November 2026