WINDLER METROPOLITAN DISTRICT NOS. 1-9;
WINDLER OPERATIONS METROPOLITAN DISTRICT; AND
WINDLER HOMESTEAD METROPOLITAN DISTRICT
JOINT SPECIAL MEETING
at 5750 DTC Parkway, Suite 210, Greenwood Village, CO 80111 and via teleconference
Friday, November 20, 2026, at 2:30 p.m.
https://windlermetrodistrict.com/

Christopher Fellows, President	Term to May 2029
Timothy O'Connor, Treasurer	Term to May 2027
Dustin Anderson, Secretary	Term to May 2027
Kevin Collins, Director	Term to May 2029
Doug Hatfield, Director (District Nos. 1-8; Operations; and Homestead)	Term to May 2027
Tracye Herrington, Director (District No. 9)	Term to May 2027

This meeting can be via Zoom using the following information:

Join the Zoom Meeting
Meeting ID: 892 3869 1375
Passcode: 431214
Call in number: 720-707-2699

NOTICE OF JOINT SPECIAL MEETING AND AGENDA

1. Call to Order

2. Declaration of Quorum/Director Conflict of Interest Disclosures

3. Confirm Posting of Meeting Notices

4. Approval of Agenda

5. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

6. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

7. Financial Matters
   a. Other Financial Matters

8. Legal Matters
   a. Windler Public Improvement Authority 2021 Bond Matters
      i. Consider Approval of Engagement from Casey Parrot as Bond Counsel (District Nos. 2, 4, 7 and 8)

ii. Consider Approval of Establishment Agreement Amendment (Homestead and District Nos. 1, 2, 3, 4, 7, 8 and 9)

iii. Consider Adoption of Resolutions Requesting to Join the Windler Public Improvement Authority and Designating the District's Representative to the Windler Public Improvement Authority Board of Directors (District Nos. 2, 4, 7, and 8)

iv. The Boards of Windler Metropolitan District No. 2, Windler Metropolitan District No. 4, Windler Metropolitan District No. 7, and Windler Metropolitan District No. 8 (collectively, the "**Districts**") intend to make a final determination concerning the issuance and incurrence of general obligation indebtedness in the form of a Joinder Agreement providing for Windler Metropolitan District No. 2, Windler Metropolitan District No. 4, Windler Metropolitan District No. 7, and Windler Metropolitan District No. 8 to each constitute a "Joined Taxing District" under that certain Capital Pledge Agreement dated as of September 16, 2021, pursuant to which the Districts will be obligated to impose ad valorem property taxes for the repayment of obligations issued by the Windler Public Improvement Authority, City of Aurora, Adams County, including (but not limited to) its $206,620,000 Limited Tax Supported Revenue Bonds, Series 2021A-1 and $81,025,333.70 (original principal amount) $107,270,000 (Value at 2021A-2 Current Interest Conversion Date) Limited Tax Supported Convertible Capital Appreciation Revenue Bonds, Series 2021A-2, and, in connection therewith, the Boards will consider a resolution: authorizing the issuance of such indebtedness; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. (District Nos. 2, 4, 7 and 8)

v. Consider Approval of Omnibus Certificates of Districts (District Nos. 2, 4, 7 and 8)

b. **District No. 1 -** Public Hearing on Inclusion of Property by the following petitioners:
GVP Windler, LLC, Windler Operations Metropolitan District, KB Home Colorado, Inc., MRP HDFB, LLC, Brightland Homes of Colorado, LLC
   i. Consider Adoption of Resolution and Order for Inclusion of Property

c. **District No. 2 -** Public Hearing on Inclusion of Property by GVP Windler, LLC
   i. Consider Adoption of Resolution and Order for Inclusion of Property

d. **District No. 4 -** Public Hearing on Inclusion of Property by GVP Windler, LLC
   i. Consider Adoption of Resolution and Order for Inclusion of Property

e. **District No. 7 -** Public Hearing on Inclusion of Property by the following petitioners:
GVP Windler, LLC, Windler Operations Metropolitan District
   i. Consider Adoption of Resolution and Order for Inclusion of Property

f. **District No. 8 -** Public Hearing on Inclusion of Property by the following petitioners:

GVP Windler, LLC, Windler Operations Metropolitan District

i. Consider Adoption of Resolution and Order for Inclusion of Property

g. **Homestead -** Public Hearing on Exclusion of Property by the following petitioners:
GVP Windler, LLC, Windler Operations Metropolitan District, KB Home Colorado, Inc., MRP HDFB, LLC, Brightland Homes of Colorado, LLC

i. Consider Adoption of Resolution and Order for Exclusion of Property

h. Other Legal Matters

9. Adjourn