

**NOTICE AND AGENDA  
SPECIAL MEETING  
OF THE BOARDS OF DIRECTORS OF THE  
BYERS PEAK RANCH METROPOLITAN DISTRICT NOS. 1-7**

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively, the “Board”) of the **Byers Peak Ranch Metropolitan District Nos. 1-7** (collectively, the “Districts” or each a “District”), of Grand County, Colorado, will hold a special meeting at 1:30 p.m., or as soon thereafter as possible, on Monday, October 20, 2025, by 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 same may be amended at the time of 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:** Monday, October 20, 2025  
**Time:** 1:30 p.m.  
**Video Link:** [Zoom Meeting Link](#)  
**Call-In Number:** (669) 254 - 5252  
**Meeting ID:** 161 405 8178  
**Passcode:** 950082

**AGENDA**

**Boards of Directors – Byers Peak Ranch Metropolitan District Nos. 1-7**

Clark Lipscomb, President (2023-2027)

Glen Frank, Treasurer (2023-2027)

Lisa Steckler, Secretary (2023-2027)

Meredith Lipscomb, Assistant Secretary (2025-2029)

Jon Ord, Assistant Secretary (2025-2029)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the March 26, 2025 Special Meeting
6. Financial Items, if necessary
  - a. Consider Ratification and Approval of Payments of Claims
  - b. Financial Statements
7. Audit Items
  - a. Review and Consider Ratification of 2024 Audit Exemptions

8. 2025 Budget Amendments, if necessary
  - a. Conduct Public Hearings on 2025 Budget Amendments
  - b. Review and Consider Approval of Resolutions to Amend the 2025 Budgets
9. 2026 Budgets
  - a. Conduct Public Hearings on 2026 Budgets
  - b. Review and Consider Adoption of Proposed 2025 Budgets, Consider for Approval of Resolutions to Adopt Budgets, Appropriate Sums of Money, and Certifications of Mill Levies
10. Legal Items
  - a. Review and Consider Approval of 2026 Annual Administrative Matters Resolution
  - b. Review and Consider Approval of Resolution and Forms Providing for Exclusion from Workers' Compensation Coverage for 2026
  - c. Legislation Update
  - d. Spencer Fane LLP Updated Standard Terms and Conditions for Legal Services Engagement
11. Director Items
12. Other Business
  - a. Consider Regular Meeting Dates for 2026 (March 12, 2026 and November 12, 2026 at 11:00 a.m.)
  - b. Confirm Quorum for November 13, 2025 Regular Board Meeting
13. Continuation/Adjournment