

ELLSTON PARK METROPOLITAN DISTRICT

Special Board Meeting

Wednesday, September 10, 2025 – 2:00 pm

3204 N. Academy Blvd. Ste. 100

Colorado Springs, CO 80917

-and-

<https://video.cloudoffice.avaya.com/join/461800298>

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 461 800 298

Board of Directors	Title	Term
Kate Cloud	Vice President	May 2027
Bryan Reid	Secretary/Treasurer	May 2027
VACANT	Director	May 2027
VACANT	Member at Large	May 2029*
VACANT	Director	May 2029*

* This seat will be a 2-year term as the May 2027 election

AGENDA

1. Call to order
2. Election of Officers
3. Declaration of Quorum/Disclosure of potential conflicts of interest
4. Meeting Notice and Posting
5. Approval of Agenda
6. Public Comment - Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.
7. Approval of the December 3, 2024 Regular Meeting Minutes (enclosure)
8. Financial
 - a. Consider approval of Unaudited Financial Statements as of July 31, 2025 (enclosure)
 - b. Consider approval of Payables through September 10, 2025 (enclosure)
9. Legal

- a. Consider engagement of Kline Alvarado and Veio to serve as the District's bond counsel related to the Series 2025 Bonds and approve engagement agreement.
- b. Consider engagement of Taft Stettinius & Hollister LLP to serve as the District's disclosure counsel related to the Series 2025 Bonds and approve engagement agreement.
- c. Consider engagement of Wells Fargo Securities, LLC to serve as the District's underwriter related to the Series 2025 Bonds and approve engagement agreement.
- d. Consider engagement of Tierra Financial Advisors, LLC to serve as the District's financial advisor related to the Series 2025 Bonds and approve engagement agreement.
- e. Consider engagement of Causey Public Finance to perform a financial forecast for the District related to the Series 2025 Bonds and approve engagement agreement.
- f. Consider engagement of Zonda to perform a market study for the District related to the Series 2025 Bonds and approve engagement agreement.
- g. Discuss and consider approval of a Resolution authorizing District to issue the Series 2025 Bonds, in a combined aggregate principal amount not to exceed \$4,000,000, approving forms of indentures of trust, a bond purchase agreement, a continuing disclosure agreement, a limited offering memorandum, and such other agreements and documents as may be necessary or appropriate in connection with issuance of the Series 2025 Bonds and authorizing the execution and delivery thereof and performance thereunder.
- h. Consider approval of Deed without Warranty with Melody Homes, Inc. related to conveyance of Tracts A, B, C, D, E, F, G, H, and I, Ellston Park Filing No. 1, recorded December 29, 2023 at Reception No. 223715244, El Paso County, Colorado.
- i. Consider approval of Temporary Construction Easement Agreement with Melody Homes, Inc. related to Tracts A, B, C, D, E, F, G, H, and I, Ellston Park Filing No. 1, recorded December 29, 2023 at Reception No. 223715244, El Paso County, Colorado.

10. Other Business

11. Adjourn

**NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
ELLSTON PARK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors (the “**Board**”) of the Ellston Park Metropolitan District (the “**District**”), El Paso County, Colorado, will be held on Wednesday, September 10, 2025 at 2:00 p.m. via videoconference and at 3204 North Academy Boulevard, Suite 100, Colorado Springs, Colorado 80917. Any member of the public may attend electronically by computer or phone by accessing the Zoom details below.

At this meeting the Board will take up regular business of the District, make a final determination to issue general obligation indebtedness, and any other matters as may come before the Board.

At this meeting it is anticipated that the Board will make a final determination to issue general obligation indebtedness. Specifically, the Board will consider adoption of a resolution authorizing the issuance of its (i) Limited Tax General Obligation Bonds, Series 2025A; and (ii) Subordinate Limited Tax General Obligation Bonds, Series 2025B, in a combined aggregate principal amount not to exceed \$4,000,000, for the purpose of paying or reimbursing the costs of public improvements for the District (collectively, the “**Series 2025 Bonds**”). It is anticipated that the resolution will approve forms of indentures of trust, a bond purchase agreement, a continuing disclosure agreement, a limited offering memorandum, and such other agreements and documents as may be necessary or appropriate in connection with issuance of the Series 2025 Bonds and authorize the execution and delivery thereof and performance by District thereunder.

Pursuant to the Supplemental Public Securities Act, no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the authorization or incurrence of the Series 2025 Bonds may be commenced more than 30 days after the authorization of such Series 2025 Bonds pursuant to the aforementioned resolution.

The Board will also take up such other business as may be before the Board. The meeting is open to the public.

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Bryan Reid	Secretary/Treasurer	May 2027
Kate Cloud	Vice President	May 2027
Vacancy		May 2027
Vacancy		May 2029*
Vacancy		May 2029*

*This seat will be a 2-year term at the May 2027 election

DATE: Wednesday, September 10, 2025
TIME: 2:00 p.m.
PLACE: Zoom Meeting:
<https://video.cloudoffice.avaya.com/join/461800298>
Meeting ID: 461800298
Or dial:
+1-213-463-4500
Access Code / Meeting ID: 461800298