NORTH RANGE METROPOLITAN DISTRICT NO. 4

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.northrangemd4.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, November 12, 2026

TIME: 1:00 p.m.

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/meet/215334148791984?p=ESmyutO8f5bkPdLlj3

Or call 720-547-5281 and enter Conference ID: 263 568 93#

Board of Directors	Office	Term Expires
Shawn Olsen	President	May, 2027
Jennifer Hepp	Secretary	May, 2027
Jessica McDonagh	Treasurer	May, 2029
Keith McCann	Assistant Secretary	May, 2029
Vacant	Director	May, 2027

I. ADMINISTRATIVE MATTERS

A. Call to order and approval of agenda.

B. Present disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notice.

D. 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.

II. CONSENT AGENDA

A. Review and consider approval of minutes from the May 14, 2026 Regular Board Meeting (enclosure).

B. Ratify approval of 2025 Annual Report (enclosure).

C. Ratify approval of motion to intervene in litigation between Reunion Metropolitan District and North Range Metropolitan District Nos. 1-3.

D. Ratify approval of Legal Representation and Fee Agreement from Garfield & Hecht, P.C. (enclosure).

E. Consider adoption of the Resolution Regarding 2027 Annual Administrative Matters (enclosure).

III. FINANCIAL MATTERS

A. Review and consider acceptance of the September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position and Property Tax Schedule (enclosure).

B. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

C. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).

D. Acknowledge CLA Cash Access Policy (enclosure).

IV. MANAGER MATTERS

A. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

B. Review and consider approval of workers' compensation coverage for 2027 (enclosure).

V. LEGAL MATTERS

A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due no earlier than January 1, 2027, and no later than February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).

B. Consider approval of Engagement Letter with WBA, PC (enclosure).

VI. ENGINEER MATTERS

VII. OTHER BUSINESS

VIII. EXECUTIVE SESSION: The Board reserves the right to enter into Executive Session for the following purpose: Receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S. related to ongoing litigation between Reunion Metropolitan District and North Range Metropolitan District Nos. 1-3 and options to intervene.

IX. ADJOURNMENT

There are no meetings scheduled for the remainder of 2026.