

## ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

141 Union Boulevard, Suite 150  
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<http://roammd1-3.colorado.gov>

### NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Blake Johnson	President	2029/May 2029
Brian Ripley	Treasurer	2027/May 2027
Robert Cyman	Secretary	2029/May 2029
Robert Klane	Assistant Secretary	2027/May 2027
Quincy Carlton	Assistant Secretary	2029/May 2029

DATE: January 23, 2026

TIME: 11:00 a.m.

PLACE: This meeting will be held via Zoom. The meeting can be joined through the directions below:

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (jruthven@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

#### Join Zoom Meeting

<https://us02web.zoom.us/j/82499930504?pwd=uQ7kiX5LHbv1u1h5Ai61C9fgAt2ziu.1>

Meeting ID: 824 9993 0504

Passcode: 217372

#### I. ADMINISTRATIVE MATTERS

- A. Confirmation of Quorum, Call to Order, Approval of Agenda.

- B. Present Disclosures of Potential Conflicts of Interest.

- C. Review and approve the Minutes of December 4, 2025 Regular Meeting (enclosure).

#### II. PUBLIC COMMENT

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.

III. LEGAL MATTERS

- A. Review and approve real property transactions with Fraser River Development Co. LLC (District No. 1).
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1. Acceptance of Correction Special Warranty Deed for Lot 1, Minor Replat, Beavers Lodge re Community Center (enclosure).

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2. Conveyance of Bargain and Sale Deed for Lot 1, Minor Replat, Beavers Lodge (correcting deed conveyance error) (enclosure).

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- B. Review and approve Trash Collection Service Agreement with Ranch Creek Waste, LLC (District No. 1) (enclosure).
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IV. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of District No. 1 claims for the period ending as follows (District No. 1) (enclosure):

Fund	Claims Payment Dec. 31, 2025
General	\$ 17,763.08
Debt	\$ -0-
Capital	\$ 67,576.17
<b>Total</b>	<b>\$ 85,339.25</b>

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- B. Review and approve/ratify the District Expenditure Verification Report and approve Pay Applications therein (District No. 1) (enclosure).
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- C. Review and ratify approval of Requisition No. 31 (District No. 2) (to be distributed).
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V. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Roam Filing 3 Cabins Phase 2 Update (enclosures).
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- B. Beaver's Lodge Community Center Update.
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- C. Review and approve Change Order Nos. 15-17 between the Districts and PG Arnold (enclosures).
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- D. Review and approve Work Order #10 between the District and CORE Consultants, Inc. (enclosure).
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VI. OTHER MATTERS

A. \_\_\_\_\_

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 27, 2026.**