

ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
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<http://roammd1-3.colorado.gov>

NOTICE OF A SPECIAL MEETING AND AGENDA

Board of Directors:

Blake Johnson
Robert Cyman
Robert Klane
Brian Ripley
VACANT

Office:

President
Secretary
Assistant Secretary
Treasurer

Term/Expires:

2029/May 2029
2029/May 2029
2027/May 2027
2027/May 2027
2029/May 2029

DATE: November 6, 2025

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.

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. CONSENT AGENDA

- Review and Approve the Minutes of September 5, 2025 Regular Meeting (enclosure).

- Adopt Resolution No. 2025-11-01 - Administrative Matters Resolution (enclosure).
 - Adopt Resolution No. 2025-11-02-2026 Meeting Resolution; confirm date, time, and location of the meetings and posting of meeting notices (enclosure).
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IV. LEGAL MATTERS

- A. Discuss vacancy on the Board of Directors and consider appointment of eligible elector to the Boards of Directors of the Districts (District Nos. 1 & 3).
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- B. Consider Seasonal Trail License Agreement with the Town of Winter Park (District No. 1) (enclosure).
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- C. Consider Second Amendment to Annexation and Development Agreement with the Town of Winter Park and Fraser River Development Co LLC (District No. 1) (to be distributed).
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- D. Consider Third Amendment to Project Order #2 to Public Improvement Escrow Agreement (District No. 1) (enclosures).
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- E. Fifth Amendment to Amended and Restated 2020 Funding and Reimbursement Agreement between District No. 1 and Fraser River Development Co (FRDC), and in connection therewith, the refunding of a subordinate note and issuance of a new subordinate note to FRDC for operating advances (District No. 1) (enclosure).
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- F. Updated Legal Counsel Engagement Letter (enclosure).
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V. 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	Special Payment Sept. 30, 2025	Period Ending Sept. 30, 2025	Period Ending Oct. 31, 2025
General	\$ -0-	\$ 26,876.46	\$ 21,629.50
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 7,414.75	\$ 26,351.01	\$ 23,900.12
Total	\$ 7,414.75	\$ 48,227.47	\$ 45,529.62

- B. Review and accept the unaudited financial statements through the period ending September 30, 2025 and Schedule of Cash Position as of September 30, 2025 for District No. 1 and 2 (enclosures).

- C. Review and approve/ratify the District Expenditure Verification Report and approve Pay Applications therein (District No. 1) (enclosure).

- D. Review and ratify approval of Requisition No. 28 & 29 (District No. 2) (enclosure).

- E. Review and ratify approval 2024 Audit (District No. 1) (enclosure).

- F. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund, Debt Service Fund, and Other Fund(s) (District Nos. 1, 2, and 3) (enclosures – preliminary AV, draft 2026 Budgets, and Resolutions).

- G. Review Escrow Statements and Project Fund Reconciliation (enclosures).

VI. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Roam Filing 3 Cabins Phase 2 Update (enclosure).

- B. Beaver's Lodge Community Center Update.

- D. Review and approve Work Order #10 between the District and CORE Consultants, Inc. (to be distributed).

- E. Review and approve Change Order Nos. 5 and 6 between the Districts and PG Arnold (to be distributed).

- F. Review and ratify approval of 2025-2026 Snow Removal Agreement with Mountain States Snowcats (enclosure).

- G. First Amendment to Ranch Creek Waste, LLC Trash Collection Services Agreement (enclosure).
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- H. Review and approve Change Order Nos. 7, 8, 9, 10 and 11 between the Districts and IDES (enclosures).
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VII. OTHER MATTERS

A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 4, 2025.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.