RAMBLEWOOD METROPOLITAN DISTRICT

Managed by Pinnacle Consulting Group
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Loveland, CO 80527
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NOTICE OF SPECIAL MEETING AND AGENDA

DATE: **Monday, August 10, 2026**
TIME: **10:30 a.m.**
LOCATION/ACCESS: **Miller United Real Estate**
6900 E. Belleview Ave., Suite 300
Greenwood Village, Colorado 80111

The meeting will also be accessible via Zoom Videoconference:

1. **To attend via Zoom Videoconference, use the following link:** https://us02web.zoom.us/j/83596301009?pwd=FsjOzdlnAdZXdlZkikFw4Mj2DGsKQr.1
2. **To attend via telephone, dial 1-719-359-4580 and enter the following additional information:**
   a. **Meeting ID: 835 9630 1009**
   b. **Passcode: 944330**

Board of Directors	Office	Term Expires
Daniel R. Sheldon	President	May 2029
Michael W. Smith	Treasurer	May 2027
David J. Goldberg	Assistant Secretary	May 2029
Steven A. Shoflick	Assistant Secretary	May 2029
VACANT	N/A	May 2027
Kenny Parrish	Secretary	N/A

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notices. Approve agenda.

C. Review and consider approval of minutes of March 27, 2026 Special Meeting (enclosure).

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. FINANCIAL MATTERS

A. Conduct Public Hearing to consider amendment of 2026 Budget. Consider adoption of Resolution No. 2026-08-01, Resolution of Ramblewood Metropolitan District to Amend the 2026 Budget (enclosure).

III. LEGAL MATTERS

A. Review and consider approval of Operation Funding Agreement by and between the District, MU Hilltop LLC, and Pulte Home Company, LLC (enclosure).

B. Review and consider approval of Facilities Acquisition Agreement by and between the District, MU Hilltop LLC, and Pulte Home Company, LLC (enclosure).

C. Review and consider approval of License Agreement by and between the Board of County Commissioners of the County of Douglas, Colorado and the District (mailbox kiosk and landscaping) (enclosure).

D. **Pinery Water and Wastewater District Documents:**

1) Review and ratify approval of Intergovernmental Agreement between Denver Southeast Suburban Water and Sanitation District, D/B/A Pinery Water and Wastewater District acting through its Enterprise Fund, Parker Water and Sanitation District, and Ramblewood Metropolitan District. (enclosure).

2) Review and ratify approval of Intergovernmental Agreement By And Between Denver Southeast Suburban Water And Sanitation District And Ramblewood Metropolitan District Regarding Cost Contributions In Connection With Upsizing Of Downstream Collection Line (enclosure).

E. **Parker Water and Sanitation District Documents:**

1) Acknowledge inclusion of all property within the boundaries of Ramblewood Metropolitan District into the boundaries of Parker Water and Sanitation District.

2) Review and ratify approval of 30-Foot Exclusive Easement Agreement by and between the District (Grantor) and Parker Water and Sanitation District (Grantee) (enclosure).

3) Review and ratify approval of 50-Foot Non-Exclusive Easement Agreement (0.857 acres) by and between the District (Grantor) and Parker Water and Sanitation District (Grantee) (enclosure).

4) Review and ratify approval of 50-Foot Non-Exclusive Easement Agreement (0.533 acres) by and between the District (Grantor) and Parker Water and Sanitation District (Grantee) (enclosure).

F. **Reata South Metropolitan District Documents:**

1) Review and ratify approval of Escrow Agreement by and between the District, Reata South Metropolitan District, and Land Title Guarantee Company (enclosure).

2) Review and ratify approval of 30-Foot Exclusive Easement Agreement by and between Reata South Metropolitan District (Grantor) and the District (Grantee) (enclosure).

3) Review and ratify approval of Temporary Construction Easement Agreement (Sanitary Sewer Line) by and between Reata South Metropolitan District (Grantor) and the District (Grantee) (enclosure).

G. **Hidden Village Property Owners Association Documents:**

1) Review and ratify approval of Settlement and Escrow Agreement by and between the District, Hidden Village Property Owners Association, and Land Title Guarantee Company (enclosure).

2) Review and ratify approval of 30-Foot Exclusive Easement Agreement by and between Hidden Village Property Owners Association (Grantor) and the District (Grantee) (enclosure).

3) Review and ratify approval of Temporary Construction Easement Agreement (Sanitary Sewer Line) by and between Hidden Village Property Owners Association (Grantor) and the District (Grantee) (enclosure).

H. **Galbreath Family Partnership, LLLP Documents:**

1) Review and ratify approval of Escrow Agreement by and between the District, Galbreath Family Partnership, LLLP, and Land Title Guarantee Company (enclosure).

2) Review and ratify approval of Easement Deed and Agreement (Access and Utility Easement – Ramblewood Sanitary Sewer) (Ramblewood) by and between Galbreath Family Partnership, LLLP (Grantor) and the District (Grantee) (enclosure).

3) Review and ratify approval of Temporary Construction Easement Agreement (Sanitary Sewer Line) by and between Galbreath Family Partnership, LLLP (Grantor) and the District (Grantee) (enclosure).

I. Review and ratify approval of Assignment of Temporary Construction Easement Agreements by and between the District (Grantor) and Pulte Home Company, LLC (Grantee) (enclosure).

J. **Tract Conveyances:**

1) Review and consider acceptance of Special Warranty Deed (conveying Tracts C and E, Plat of Ramblewood) from Bradley A. Whittlesey and Joan V. Whittlesey (collectively, Grantor) to the District (Grantee) (enclosure).

2) Review and consider acceptance of Special Warranty Deed (conveying Tracts A, B, F and G, Plat of Ramblewood) from Hilltop Jam, LLC (Grantor) to the District (Grantee) (enclosure).

3) Review and ratify approval of License Agreement (regarding Tracts A, B, C, E, F and G, Plat of Ramblewood) by and between the District and Pulte Home Company, LLC (enclosure).

K. **Issuance of the District's Limited Tax General Obligation Bonds, Series 2026A; Subordinate Limited Tax General Obligation Bonds, Series 2026B; and Junior Lien Limited Tax General Obligation Draw Down Bonds, Series 2026C$_{(3)}$ (together, the "Series 2026 Bonds"):**

1) Review and consider acceptance of Market Study prepared by Zonda Advisory (enclosure).

2) Review and consider acceptance of Appreciation Analysis prepared by King & Associates, Inc. (enclosure).

3) Review and consider adoption of a resolution (the "**Resolution**") authorizing the District to issue its: (i) Limited Tax General Obligation Bonds, Series 2026A, in a maximum aggregate principal amount of $5,000,000; (ii) Subordinate Limited Tax General Obligation Bonds, Series 2026B, in a maximum aggregate principal amount of $830,000; and (iii) Junior Lien Limited Tax General Obligation Draw Down Bonds, Series 2026C$_{(3)}$, in a maximum aggregate principal amount of $1,400,000 (collectively, the "**Series 2026 Bonds**"), which principal amounts are subject to increase or decrease as determined by the Board at this meeting, for the purpose of financing public improvements and paying other costs in connection therewith. Such Resolution will also approve the forms of the Indentures of Trust and other financing documents relating to the Series 2026 Bonds; authorize the execution and delivery of such documents and performance by the District thereunder; and authorize incidental action necessary or appropriate in connection with the issuance of such Series 2026 Bonds (enclosure).

4) Discuss status and timing of issuance of Series 2026 Bonds. Authorize any necessary actions in connection therewith.

5) Review and consider approval of Cost Certification No. 1, prepared by The Connextion Group, LLC, certifying District eligible costs for public improvements (to be distributed). Consider acceptance of District Eligible costs for public improvements.

6) Review and consider approval of Senior Project Fund Requisition under the Series 2026A Bonds and/or Subordinate Project Fund Requisition under the Series 2026B Bonds, pursuant to Cost Certification No. 1, authorizing repayment of certified costs for public improvements to MU Hilltop LLC (to be distributed).

IV. CONSTRUCTION MATTERS

A. Discuss 2026 development/construction outlook.

V. OTHER BUSINESS

VI. ADJOURNMENT