

NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
MORNINGVIEW METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Morningview Metropolitan District (the “District”), of the City of Colorado Springs, El Paso County, Colorado, will hold a special meeting by telephone and video conference as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: November 13, 2025
Time: 9:00 a.m., or as soon thereafter as possible
Location: [Zoom Meeting Link](#)
Call-In Number: 1.669.254.5252
Meeting ID: 161 362 9980
Passcode: 619911

AGENDA

BOARD OF DIRECTORS

June Eveland, Director, (2025-2029)
Pablo Capistrano, Director (2025-2029)
Louis Pisano, V.P./Assistant Secretary/Treasurer (2023-2027)
Michael Chambers, V.P./Assistant Secretary/Treasurer (2023-2027)
Alexander Herrera, V.P./Assistant Secretary/Treasurer (2023-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the November 20, 2024 Meeting
6. Consider Approval of Minutes for July 25, 2025 Annual Meeting
7. Consider Designation of Board Officers
8. Financial Items
 - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
 - b. Public Hearing re: 2026 Budget
 - i. Consider Approval of Resolution Adopting 2026 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2026
 - c. Public Hearing re: 2025 Budget Amendment
 - i. Consider Approval of Resolution Amending 2025 Budget, if needed
 - d. Consider Ratification and Approval of 2024 Audit Exemption
9. Attorney Items
 - a. Consider Approval of 2026 Administrative Matters Resolution
 - b. Consider Approval of Resolution re Exclusion from Workers Compensation
 - c. Consider Ratification and Approval of 2024 Annual Report

- d. Consider Updates to Resolution re: Imposition of Fees for the District, as needed
 - e. Consider Updates to Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed
 - f. Consider Approval of Annual Engagement of District Consultants
 - i. Review Spencer Fane Updated Standard Terms and Conditions for Legal Services Engagement
 - g. Discuss Memo re: 2025 Legislative Updates
 - h. Set 2026 Annual Meeting Date pursuant to C.R.S. 32-1-903(6)(a)
- 10. Development Update
 - 11. Other Business
 - 12. Continuation/Adjournment