

**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 5, 2026

**Time:** 4:00 p.m., or as soon thereafter as possible

**Location:** <https://spencerfane.zoomgov.com/j/1654169576?pwd=NIOgLxBxBPGEeT91JbtKbAqgu2cVDc6.1>

**Call-In Number:** 1.669.254.5252

**Meeting ID:** 165 416 9576

**Passcode:** 595192

**AGENDA**

**BOARD OF DIRECTORS**

Louis Pisano, President (2023-2027)

June Eveland, Secretary/Treasurer (2025-2029)

Pablo Capistrano, V.P./Assistant Secretary/Treasurer (2025-2029)

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 13, 2025 Meeting
6. Consider Approval of Minutes for August 13, 2026 Annual Meeting
7. Financial Items
  - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
  - b. Public Hearing re: 2027 Budget
    - i. Consider Approval of Resolution Adopting 2027 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2027
  - c. Public Hearing re: 2026 Budget Amendment

- i. Consider Approval of Resolution Amending 2026 Budget, if needed
  - d. Consider Ratification and Approval of 2025 Audit Exemption
- 8. Attorney Items
  - a. Consider Approval of 2027 Administrative Matters Resolution
  - b. Consider Approval of Resolution Calling 2027 Election
  - c. Discuss and Consider Approval of Continued Exclusion from Workers Compensation
  - d. Consider Updates to Resolution re: Imposition of Fees for the District, as needed
  - e. Consider Updates to Covenant Enforcement Policy and Notices
  - f. 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
  - g. Consider Approval of Annual Engagement of District Consultants
  - h. Discuss Memo re: 2026 Legislative Updates
  - i. Set 2027 Annual Meeting Date pursuant to C.R.S. 32-1-903(6)(a)
    - i. Friday, August 13, 2027 at 9:00 a.m.**
- 9. Development Update
- 10. Other Business
- 11. Continuation/Adjournment