BLUE LAKE METROPOLITAN DISTRICT NO. 4

7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
Phone: 720-213-6621
https://www.bluelakemd4.com/

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, November 10, 2026

TIME: 12:30 p.m.

LOCATION: Video/teleconference

ACCESS: To attend via Zoom videoconference, use the below link:

https://zoom.us/j/88464513367

To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 884 6451 3367

Board of Directors	Office	Term Expires
Cynthia Myers	President	May 2029 / 2029
Cameron Turner	Secretary	May 2027 / 2027
Vacant		May 2027 / 2029
Vacant		May 2027 / 2029
Vacant		May 2027 / 2027

I. ADMINISTRATIVE MATTERS

A. Confirm quorum and present Disclosures of Potential Conflicts of Interest.

B. Approve agenda, confirm location of the meeting and posting of meeting notice and designate 24-hour posting location.

C. 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.

D. Acknowledge the resignation of Mark Hensley, Joseph Sutton, and LeRoy Van Dyke from the Board of Directors, effective on or about August 24, 2026.

E. Consider appointment of a Treasurer to the Board of Directors.

F. Review and consider approval of Minutes from the December 9, 2025 Statutory Annual Meeting and Special Board Meeting (enclosures).

G. Review and consider approval of Minutes from the February 20, 2026 Special Board Meeting (enclosure).

H. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

I. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

J. Acknowledgement of acquisition of Streamline by CivicPlus.

K. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).

L. Insurance Discussion.

a. Cyber Security and Increased Crime Coverage.

b. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027.

II. FINANCIAL MATTERS

A. Review and accept unaudited financial statements and schedule of cash position (to be distributed).

B. Review and ratify/approve the payment of claims (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

D. Conduct Public Hearings on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).

E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Accountant to file the Certification with the County Assessor and other interested parties.

F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).

G. Consider appointment of District Accountant to prepare 2028 Budget.

H. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2026.

III. LEGAL MATTERS

A. Ratify approval of Facilities Acquisition Agreement by and between the District, Century Land Holdings, LLC, and Century Communities Investments, LLC.

B. Discuss proposed bond issuance and related matters.

i. Discuss and consider engagement of D.A. Davidson & Co. for Investment Banking Services.

ii. Discuss and consider engagement of Taft Stettinius and Hollister LLP as Bond Counsel.

iii. Discuss and consider engagement of Kutak Rock LLP as Disclosure Counsel.

iv. Discuss and consider engagement of Lewis Young Robertson & Burningham, Inc. as External Financial Advisor.

v. Discuss and consider engagement of King & Associates Inc. for Professional Planning and Economic Services.

C. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 26, 2027 (enclosure). Discuss the need for ballot issues and/or questions.

D. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update.

E. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

F. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

G. Discuss District services for 2027 and consider approval of necessary service agreements for related services.

IV. CONSTRUCTION MATTERS

A. Discuss 2027 development / construction outlook.

V. OTHER BUSINESS

VI. ADJOURNMENT

There are no more regular meetings scheduled in 2026.