

**NOTICE OF SPECIAL MEETING
TRI-POINTE COMMERCIAL METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors of the TRI-POINTE COMMERCIAL METROPOLITAN DISTRICT, City of Greeley, County of Weld, Colorado, will hold a special meeting at 9:00 a.m. or soon thereafter on November 10, 2025, via phone and video conference, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Board.

The meeting is open to the public.

**BY ORDER OF THE BOARD OF DIRECTORS:
TRI-POINTE COMMERCIAL METROPOLITAN
DISTRICT**

By: /s/ Thomas George
 General Counsel to the District

**AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS
TRI-POINTE COMMERCIAL METROPOLITAN DISTRICT**

DATE: November 10, 2025
TIME: 9:00 a.m. or soon thereafter
VIDEO: <https://spencerfane.zoomgov.com/j/1607989975?pwd=Fktb9tLfqaL7WJWe1VBnlw8rd48CX4.1>
Meeting ID: 160 798 9975
Passcode: 755084
DIAL-IN 669 254 5252

BOARD OF DIRECTORS
Randy M. Schwartz, President (2025-2029)
Steven K. Taniguchi, Secretary (2023-2027)
Kevin Tulk, Asst. Secretary, (2025-2027)
 Vacant, (2029)
 Vacant, (2029)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment (limited to 5 minutes per person)

5. Appointment to fill Board Vacancy
 - a. Election of Officers
6. Consider for Approval Minutes of the Meeting held November 6, 2024
7. Financial Matters
 - a. Financial Reports
 - b. Disbursements
 - c. Consider ratification and acceptance of 2024 Audit Report
 - d. Consider approval of Engagement Agreement for 2025 Audit Services
8. Budget Hearings
 - a. Conduct public hearing on the amendment to the 2025 budget, if required
 - i. Consider for approval resolution amending the 2025 budget, if required
 - b. Conduct public hearing on the budget for the fiscal year 2026
 - i. Consider for approval resolution adopting the 2026 budget, approve the of funds, and authorize tax levies to be certified by the District for collection in fiscal year 2026
9. Attorney Items
 - a. Legislation Updates
 - b. Spencer Fane LLP's Updated Standard Terms and Conditions for Legal Services Engagement
 - c. Consider for Approval of 2026 Administrative Matters Resolution
10. Other Business
11. Continuation/Adjournment

Dated: November 7, 2025