NOTICE AND AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
THE RANCH METROPOLITAN DISTRICT NOS. 1-4

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of The Ranch Metropolitan District Nos. 1-4 (collectively, the "Districts"), of El Paso County, Colorado, will hold a special meeting at 2:30 p.m., or as soon as thereafter possible, on December 1, 2026, at 2138 Flying Horse Club Drive, Colorado Springs, CO 80921 and by telephone and videoconference, 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:	December 1, 2026
Time:	2:30 p.m.
Location:	2138 Flying Horse Club Drive, Colorado Springs, CO 80921
Video:	Zoom Meeting Link
Call-In Number:	833-568-8864
Meeting ID:	165 593 5074
Passcode:	019704

AGENDA

BOARD OF DIRECTORS

George Lenz, President, May 2029
Jerald Richardson, Secretary, May 2027
Douglas Stimple, Treasurer, May 2029
Joseph Loidolt, Asst. Secretary, May 2027
Loren Moreland, Asst. Secretary, May 2027

1. Call to Order

2. Disclosure of Potential Conflicts of Interest

3. Approval of Agenda and Meeting Location

4. Public Comment (limited to 3 minutes per person)

5. Approval of Minutes from the Special Meeting Held December 8, 2025

6. Financial Reports
   a. Review and Consider Approval of Claims
   b. Review and Consider Approval of Financial Reports
   c. Review and Consider Approval of Cash Access Memos

7. Review and Consider Ratification of 2025 Audit Exemptions

8. 2026 Budget Amendments, if necessary
   a. Conduct Public Hearings on 2026 Budget Amendments
   b. Review and Consider Approval of Resolutions to Amend 2026 Budgets

9. 2027 Budgets
   a. Conduct Public Hearings on 2027 Budgets
   b. Review and Consider for Approval the Resolutions Approved the Proposed 2027 Budgets, Approve the Appropriation of Funds and Authorize Tax Levies to be Certified by the Districts for Collection in 2027

10. Attorney's Items
   a. Review and Consider Approval of 2027 Annual Administrative Matters Resolution
   b. Discuss Workers Compensation Exclusion Resolution
   c. Legislative Update
   d. Discuss 2027 Annual Meeting Date, if needed (*only required if residential units in 2026*)
   f. Review and Consider Approval of May 2027 Election Resolution
   g. Consider Ratification of Past Actions

11. Director Items

12. Other Business

13. Adjournment/Continuation

Dated this 24th day of November 2026