

**NOTICE AND AGENDA
REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the **Allison Valley Metropolitan District No. 2** (the “District”), of the City of Colorado Springs, El Paso County, Colorado, will hold a regular meeting at 11:00 a.m., or as soon thereafter as possible, on Tuesday, November 18, 2025, at The Gathering Place, located at 11141 Ridgeline 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 same may be amended at the time of 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: Tuesday, November 18, 2025
Time: 11:00 a.m.
Video Link: [Zoom Meeting Link](#)
Call-In Number: (669) 254-5252
Meeting ID: 161 779 7755
Passcode: 140100

AGENDA

BOARD OF DIRECTORS

Mike Ruebenson, President (2023-2027)
Joyce Jenkins-Harden, Secretary (2025-2029)
Dave Yellowlees, Treasurer (2023-2027)
Mark Bryant, Director (2025-2029)
Andrew Plescia, Director (2025-2029)

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 August 19, 2025 Regular Meeting
6. Acceptance of Minutes of the July 23, 2025 Annual Meeting, Pursuant to C.R.S. §32-1-903(6)(a)
7. Financial Items
 - a. Consider Ratification and Approval of Payment of Claims

- b. Financial Statements
 - c. Consider Approval of CliftonLarsonAllen's Statement of Work Agreement
 - d. Review and Consider Ratification of 2024 Audit
 - e. Discuss Engagement of Auditor for 2025 Audit
8. 2025 Budget Amendment, if necessary
 - a. Conduct Public Hearing on 2025 Budget Amendment
 - b. Review and Consider Approval of Resolution to Amend the 2025 Budget
9. 2026 Budget
 - a. Conduct Public Hearing on 2026 Budget
 - b. Review and Consider Approval of Proposed 2026 Budget, Consider Approval of Resolution to Adopt 2026 Budget, Approving Appropriation of Sums of Money, and Certification of Mill Levies
10. Legal Items
 - a. Consider Approval of the Resolution Concerning the Annual Administrative Matters for 2026
 - b. Consider Approval of the Exclusion from Workers' Compensation Coverage Form and Resolution for Exclusion for 2026
 - c. 2025 Legislative Update
 - d. Spencer Fane LLP Updated Standard Terms and Conditions for Legal Services Engagement
11. Director Items
 - a. Status Update on Lake Ann
 - b. Status Update on Transfer of The Gathering Place to the HOA
12. Management Items
 - a. Landscape Committee Update
13. Developer/HOA Items
14. Other Business
 - a. Schedule and Set 2026 Annual Meeting C.R.S. §32-1-903(6)(a)
 - b. Confirm 2026 Regular Meeting Schedule (February 17th, May 19th, August 18th, and November 17th at 11:00 a.m.)
15. Continuation/Adjournment