



**HANCOCK METROPOLITAN DISTRICT NOS. 1 & 2**

Regular Board Meeting  
 Wednesday, October 22, 2025, at 11:00 AM  
 17 S. Wahsatch Ave.

Colorado Springs, Colorado 80903

and

Via tele/videoconference

<https://video.cloudoffice.avaya.com/join/835777344>

Meeting ID: 835777344

Or dial:

+1 (213) 463-4500

Access Code / Meeting ID: 835777344

| Board of Director  | Title     | Term     |
|--------------------|-----------|----------|
| Raymond O’Sullivan | President | May 2027 |
| Jay O’Sullivan     | Secretary | May 2027 |
| James Buller       | Treasurer | May 2027 |
| Vacant             | Director  | May 2025 |
| Vacant             | Director  | May 2025 |

**AGENDA**

1. Call to order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
5. Consent Agenda – The items listed below are a group of items to be acted on with a single motion and vote by the Boards. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board
  - a. Approval of Minutes from October 28, 2024 Special Meeting (enclosure)
  - b. Ratify 2024 Annual Report (enclosure)
  - c. Ratify Application for Exemption from Audit (enclosure)
  - d. Approval of First Amendment to the Service Plan (enclosure)
  - e. Approval of Resolution Designating Meeting Notice Posting Location (enclosure)
  - f. Approval of Amended Resolution Adopting Digital Accessibility Policy and Designating Compliance Officer (enclosure)
6. Discuss Board Vacancies
7. Financial Matters
  - a. Public Hearing on 2025 Budget Amendment
    - i. Consider Adoption of Resolution Adopting 2025 Budget Amendment (enclosure)
  - b. Public Hearing on 2026 Budget
    - i. Consider Adoption of Resolution Adopting 2026 Budget (enclosure)
  - c. Acceptance of Unaudited Financial Statements as of September 30, 2025 – Balance Sheet and Profit and Loss/Budget Report (enclosure)

- d. Ratification and Approval of Payables for the period ending October 22, 2025 (enclosure)
8. Legal Matters
- a. Conduct Public Hearing on Petition for Inclusion from Challenger Communities, LLC (District No. 1)
  - b. Adopt Resolution and Order of Board Approving Inclusion (enclosed)
  - c. Approval of Engagement Letters Related to Bond Issuance (enclosure)
    - i. Engagement Letter with WBA, PC (District No. 1)
    - ii. Engagement Letter with Kline Alvarado Veio, PC as Pledge District Counsel (District No. 2)
    - iii. Engagement Letter with D.A. Davidson as Underwriter (District No. 1)
    - iv. Engagement Letter with MuniCap, Inc. as Municipal Advisor (District Nos. 1 & 2)
    - v. Engagement Letter with Ballard Spahr, LLC as Disclosure Counsel (District No. 1)
    - vi. Engagement Letter with Kutak Rock LLP as Bond Counsel (District No. 1)
    - vii. Engagement Letter with Zonda Advisory for the Market Study (District No. 1)
    - viii. Engagement Letter with Causey Public Finance for the Cash Flow Analysis (District No. 1)
  - d. 2025 Legislative Overview (enclosure)
  - e. Consider Adoption of Joint Annual Administrative Resolution (2026) (enclosure)
  - f. Review and Consider Approval of Wisdom Management Engagement Letter (enclosure)
9. Insurance Matters
- a. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage (enclosure)
10. Development Status
11. Other Business
- a. 2026 Regular Meeting Schedule
12. Adjourn