

**NOTICE OF REGULAR MEETING OF
WINDLER PUBLIC IMPROVEMENT AUTHORITY**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Windler Public Improvement Authority (the “Authority”), will conduct a regular meeting on Monday, August 31, 2026 at 3:45p.m. This meeting will also be held via Zoom and may be joined using the following link:

<https://us02web.zoom.us/j/82997591782>

Call-In Number: 1-719-359-4580

Meeting ID: 829 9759 1782

The Board will take up such other business as may be before the Board. The meeting is open to the public.

This notice is given by order of the Board.

BY ORDER OF THE BOARD OF DIRECTORS
WINDLER PUBLIC IMPROVEMENT AUTHORITY

By: /s/ Chris Fellows
President

AGENDA

1. Call to Order.
2. Declaration of Quorum/Director Conflict of Interest Disclosures.
3. Confirmation of Meeting Notice and Posting.
4. Approval of Agenda.
5. Public Comment – Members of the public may express their views to the Board on matters that affect the Authority. Comments will be limited to three (3) minutes per person.
6. Review and consider approval of the June 13, 2026 Meeting Minutes.
7. Review and consider approval of Payment of Claims in the amount of \$8,838,883.95.
8. Review and consider approval of March 31, 2026 Financial Statements.
9. Review and consider approval of Resolution Accepting Engineer’s Report and Requesting Requisition of Funds No. 85 in the amount of \$5,265,414.68.
10. Review and consider approval of Resolution Accepting Engineer’s Report and Requesting Requisition of Funds No. 86 in the amount of \$3,526,542.33.
11. Review and consider approval of Authorization of Professional Services with Western Slope Signs and Services LLC regarding Windler – 1881 Park Dedication Sign in the amount of \$3,787.49.
12. Review and consider ratification of Authorization of Professional Services with Aztec Consultants Inc. regarding Windler Midtown North Property Corners – Construction Staking in the amount of \$25,900.
13. Review and consider ratification of Authorization of Professional Services with Rock Mountain Playground Services regarding Tibet Road/45th Place in the amount of \$1,850.
14. Review and consider approval of Authorization of Professional Services with CMS Environmental Solutions regarding Denali Street Improvements (LD) in the amount of \$265 per month.
15. Review and consider approval of Authorization of Professional Services with CMS Environmental Solutions regarding Windler – Harvest Road in the amount of \$265 per month.

16. Review and consider approval of Authorization of Professional Services with CMS Environmental Solutions regarding Windler Midtown Subdivision F1 in the amount of \$625 per month.
17. Review and consider approval of Authorization of Professional Services with CMS Environmental Solutions regarding Windler Subdivision F11 – PA25 in the amount of \$625 per month.
18. Review and consider approval of Authorization of Professional Services with CMS Environmental Solutions regarding Windler Subdivision Filing No. 9 (Neighborhood E) in the amount of \$625 per month.
19. Review and consider approval of Authorization of Professional Services with CMS Environmental Solutions regarding Windler F8 in the amount of \$625 per month.
20. Review and consider approval of Authorization of Professional Services with CMS Environmental Solutions regarding Windler F8 Windler - Neighborhood C F5 in the amount of \$625 per month.
21. Review and consider ratification of Invoice with Mile High Fence Inc. regarding Commercial Site – Chain-link Removal in the amount of \$2,500.
22. Review and consider approval of Short-Form Construction Agreement with Hudick Excavating Inc. regarding Miscellaneous Infrastructure Services in an amount not to exceed \$70,956.50.
23. Review and consider approval of Additional Scope of Service No. 1 with Western Slope Signs & Services LLC regarding Windler - 1881 Park Dedication Sign in the amount of \$11,327.55.
24. Review and consider ratification of Change Order No. 1 with OTB Supply, Inc. regarding Windler – T&M Contracts-SWMP in the amount of \$50,000.
25. Review and consider ratification of Addendum No. 1 with Westwood regarding Retail Neighborhood Plan in the amount of \$7,000.
26. Review and consider ratification of Change Order No. 2.1 with Cole Garner Geotechnical regarding Windler, F1 – 56th Avenue in the amount of \$58,298.40.
27. Review and consider ratification of Change Order No. 3 with Integrated Site Services regarding Windler – Neighborhood F Landscaping in the amount of \$5,090.
28. Review and consider ratification of Addendum No. 4 with Westwood regarding Connector Roads 3 in the amount of \$10,500.
29. Review and consider ratification of Addendum No. 4 with Westwood regarding Harvest Road – 48th Avenue to 56th Avenue in the amount of \$20,000.
30. Review and consider ratification of Change Order No. 4 with Landtech Landscape and Maintenance regarding Windler – Connector Roads #1 Streetscapes in the amount of \$1,688.30.
31. Review and consider ratification of Addendum No. 6 with Westwood regarding Windler – 1881 Park in the amount of \$27,000.
32. Review and consider ratification of Addendum No. 6 with Westwood regarding Windler regarding Windler – Neighborhood PA25 in the amount of \$3,500.
33. Review and consider ratification of Change Order No. 7.1 with Cole Garner Geotechnical regarding Windler – Discovery Park in the amount of \$7,113.75.
34. Review and consider ratification of Change Order Nos. 7-10 with Westwood regarding Windler – Connector Roads 2 in the amount of \$53,234.
35. Review and consider ratification of Change Order No. 10.1 with Cole Garner Geotechnical regarding Windler, F2 – Denali Blvd in the amount of \$109,881.50.
36. Review and consider approval of Addendum No. 11 with Westwood regarding Windler – Connector Roads 2 in the amount of \$1,000.
37. Review and consider approval of Addendum No. 12 with Westwood regarding Windler – Connector Roads 1 in the amount of \$17,000.

38. Review and consider approval of Addendum No. 12 with Westwood regarding Windler – Connector Roads 2 with Westwood regarding Windler – Connector Roads 2 in the amount of \$12,000.
39. Review and consider ratification of Changer Order No. 14.1 with Cole Garner Geotechnical regarding Windler, F4 – Connector Roads in the amount of \$228,728.
40. Review and consider ratification of Changer Order No. 14.2 with Cole Garner Geotechnical regarding Windler, F4 – Connector Roads in the amount of \$15,128.
41. Review and consider ratification of Change Order No. 15 with HEI Civil regarding Windler Mass Grading Improvements in the amount of \$843,928.50.
42. Review and consider ratification of Addendum No. 17 with Westwood regarding Windler – Construction Coordination in the amount of \$64,000.
43. Review and consider ratification of Change Order No. 17 with HEI Civil regarding Windler Mass Grading Improvements in the reduced amount of \$97,394.38.
44. Review and consider ratification of Addendum No. 18 with Westwood regarding Construction Coordination in the amount of \$65,200.
45. Review and consider ratification of Change Order No. 18 with HEI Civil regarding Windle Mass Grading Improvements in the amount of \$11,250.
46. Review and consider ratification of Chang Order No. 18.1 with Cole Garner Geotechnical regarding Windler NBHD-C Testing in the amount of \$71,142.50.
47. Review and consider ratification of Change Order No. 19 with Western States Reclamation regarding Windler – 1881 Park – Site in the amount of \$108,380.49.
48. Review and consider approval of Addendum No. 19 with Westwood regarding Windler – Construction Coordination in the amount of \$35,000.
49. Review and consider ratification of Change Order No. 19.1 with Cole Garner Geotechnical regarding Windler NBHD-F Testing in the amount \$46,713.30.
50. Review and consider ratification of Change Order No. 20 with Western States Reclamation regarding Windler – 1881 Park – Site in the amount of \$3,469.74.
51. Review and consider ratification of Change Order No. 20.1 with Cole Garner Geotechnical regarding Windler E. 45th Place Testing in the amount of \$34,783.45.
52. Review and consider ratification of Change Order No. 31.2 with Cole Garner Geotechnical regarding Windler, F11 – Midtown North in the amount of \$86,475.
53. Review and consider ratification of Change Order No. 33 with Cole Garner Geotechnical regarding Windler Subdivision PA25 in the amount of \$160,395.
54. Review and consider ratification of Change Order No. 34 with Cole Garner Geotechnical regarding Midtown North (F1) Pavement Design in the amount of \$34,950.
55. Review and consider ratification of Change Order No. 35 with Cole Garner Geotechnical regarding PA25 Pavement Design in the amount of \$16,500.
56. Review and consider ratification of Change Order No. 36 with Cole Garner Geotechnical regarding Windler Subdivision PA23 in the amount of \$3,237.50.
57. Review and consider ratification of Advanced HOA Management’s engagement regarding insurance responsibilities.
58. Review and consider ratification of NIS Engagement Letter.
59. Review and consider approval of Settlement Agreement with DTJ Design, Inc.
60. Review and consider approval of Settlement Agreement and Release with Westwood Professional Services, Inc. regarding NBHD PA-25-256 Lots.
61. Construction update.
62. Any other matter that may come before the Board.
63. Adjourn.

This meeting is open to the public.

WINDLER
PUBLIC IMPROVEMENT AUTHORITY

By: /s/ Matthew P. Ruhland

Attorney for the Authority

I hereby certify that a copy of the foregoing Notice of Special Meeting was, by me personally, posted to website of the Authority at least 24 hours prior to the meeting.

Date: _____