

**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, April 27, 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 March 30, 2026 Meeting Minutes.
7. Review and consider approval of Payment of Claims in the amount of \$6,018,294.14.
8. Review and consider approval of December 31, 2025 Financial Statements.
9. Review and consider approval of Resolution Accepting Engineer’s Report and Requesting Requisition of Funds No. 81 in the amount of \$5,729,615.91.
10. Review and consider approval of Authorization of Professional Services with Westwood regarding Windler Retail South – 8 Parcel – 48th & E470 in the amount of \$242,600.
11. Review and consider approval of Authorization of Professional Services with Westwood regarding Windler Retail 37 Lots – 56th to 48th Avenue in the amount of \$127,525.
12. Review and consider approval of Authorization of Professional Services with HydroSystems-KDI, Inc. regarding 1881 Park – Windler Neighborhood C in the amount of \$6,510.
13. Review and consider approval of Authorization of Professional Services with PCS Group regarding Neighborhood Plan and Landscape Architectural services in the amount of \$64,000.
14. Review and consider approval of Authorization of Professional Services with Civitas regarding Windler – North Park Site Plan Submittal Preparation, Design Development, and Construction in the amount of \$247,000.
15. Review and consider ratification of Short-Form Construction Agreement with Kelley Trucking Inc. regarding Windler Perimeter Park Grading (South of E. 56th Ave.) in the amount of \$82,898.38.
16. Review and consider approval of Short-Form Construction Agreement with Kellyrock Electric, Inc. regarding Windler Construction Trailer Power in the amount of \$6,760.

17. Review and consider approval of Amendment with Unscripted Interior Design regarding Windler (Thrive) Clubhouse in the refunded amount of \$322,859.84.
18. Review and consider ratification of Change Order No. 1 with Kellyrock Electric, Inc. regarding Windler – Neighborhood E Streetlights in the reduced amount of \$104,988.76.
19. Review and consider ratification of Change Order No. 1 with Integrated Site Services regarding Windler – Neighborhood F Landscaping in the amount of \$4,683.22.
20. Review and consider ratification of Change Order No. 1 with Three Sons Construction, LLC regarding Windler – PA-25 Roadways reflecting revised mobilization and milestone completion dates for Phase 1 Top Mat asphalt paving west of and including Versailles Street.
21. Review and consider ratification of Change Order No. 1 with Kelley Trucking, Inc. regarding Windler – Perimeter Parking Grading in the reduced amount of \$820.78.
22. Review and consider ratification of Change Order No. 2 with Three Sons Construction, LLC regarding Windler – PA-25 Roadways in the amount of \$15,671.40.
23. Review and consider ratification of Change Order No. 4 with Lumin8 Transportation Technologies regarding Windler – Neighborhood C and F – Streetlights in the amount of \$47,316.
24. Review and consider ratification of Change Order No. 3 with Dynalectric Company regarding Windler – 48th Ave & Wenatchee – Streetlights for a contract time extension of 89 calendar days.
25. Review and consider ratification of Change Order No. 5 with Dynalectric Company regarding Windler – Connector Roads #1 Streetlights in the amount of \$21,030.80.
26. Review and consider ratification of Change Order No. 6 with Integrated Site Services regarding Windler – Neighborhood C Landscaping in the amount of \$48,836.79.
27. Review and consider ratification of Change Order No. 7 with Integrated Site Services regarding Windler – Neighborhood C Landscaping in the amount of \$23,500.
28. Review and consider approval of Additional Service No. 3 with Civitas regarding Windler Neighborhood C, E, F – Streetscape Landscape in the amount of \$8,000.
29. Review and consider approval of Additional Service No. 4 with Civitas regarding Windler Neighborhood EF Open Space – Grading Revisions in the amount of \$6,250
30. Review and consider approval of Additional Service No. 5 with Civitas regarding Windler Neighborhood C – Builder-Curbside Landscape Scope Change in the amount of \$5,000.
31. Review and consider approval of Additional Service No. 6 with Civitas regarding Windler Neighborhood C and F – Value Engineering and 100% Conformed Set for Construction in the amount of \$22,000.
32. Review and consider ratification of Change Order No. 12 with Hudick Excavating, Inc. regarding Windler – Denali Street in the amount of \$1,323.
33. Review and consider ratification of Change Order No. 16 with Western States Reclamation regarding Windler – 1881 Park – Site in the amount of \$4,679.90.
34. Review and consider ratification of Change Order No. 17 with Western States Reclamation regarding Windler -1881 Park – Site in the amount of \$793.94.
35. Review and consider approval of Notice of Contract of Termination for Convenience with Hall Contracting, LLC regarding Butterfly Park.
36. Review and consider approval of Invoice for Butterfly Park Equipment and Freight from Summit Recreation in the amount of \$1,211,269.30.
37. Discuss Butterfly Park construction matters.
38. Executive session pursuant to § 24-6-402(4)(b), C.R.S., for conference with an attorney for the Authority for the purpose of receiving legal advice related to the Intergovernmental Agreement for the Funding and Reimbursement of Drainage Improvements with The Aurora Highlands Community Authority Board.
39. Construction update.

- 40. Any other matter that may come before the Board.
- 41. Adjourn.

This meeting is open to the public.

WINDLER
PUBLIC IMPROVEMENT AUTHORITY

By: /s/ Matthew P. Ruhland
Attorney for the Authority