NOTICE AND AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
OVERLOOK PARK METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the **Overlook Park Metropolitan District** (the "District"), of the City of Steamboat Springs, Routt County, Colorado, will hold a special meeting at 3:00 p.m., or as soon as thereafter possible, on Wednesday, October 21, 2026, 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:	Wednesday, October 21, 2026
Time:	3:00 p.m.
Video:	Zoom Meeting Link
Call-In Number:	(669) 254 - 5252
Meeting ID:	160 984 9966
Passcode:	366583

AGENDA

BOARD OF DIRECTORS
Ken Marsh, President (2025-2029)
Kyle Axner, Treasurer (2025-2027)
Jeremy McGray, Secretary (2025-2027)
Karl Nyquist, Assistant Secretary (2025-2029)
J. Brian Heit, Assistant Secretary (2025-2027)

1. Call to Order

2. Consider Approval of the Agenda and Meeting Location

3. Disclosure of Potential Conflicts of Interest

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

5. Consider for Approval Minutes of the May 20, 2026 Regular Meeting

6. Financial Items
   a. Consider Ratification and Approval of Payments of Claims
   b. Review of Unaudited Financial Statements 6/30/2026
   c. Consider Approval of Audit Engagement for the 2026 Audit Report

7. 2026 Budget Amendment
    a. Conduct Public Hearing on 2026 Budget Amendment
    b. Review and Consider Approval of Resolution to Amend the 2026 Budget

8. 2027 Budget
    a. Conduct Public Hearing on 2027 Budget
    b. Review and Consider Adoption of proposed 2027 Budget, Consider Approval of Resolution to Adopt 2027 Budget, Approving Appropriation of Sums of Money, and Certification of Mill Levies

9. Legal Items
    a. Consider for Approval of Resolution Concerning 2027 Annual Administrative Matters
        i. Consider 2027 Annual Meeting Date Pursuant to §32-1-903(6)(a), C.R.S. (suggested dates: July 21, 2027, August 18, 2027, or September 15, 2027)
    b. Discussion Regarding Workers' Compensation Coverage for 2027
    c. Consider for Approval of Resolution Calling for May 2027 Regular Election
    d. 2026 Legislative Update

10. Management Items
    a. Introduction of Rabbit Ears Management – David and Diana Box
    b. Consider for Ratification Approval of the Agreement for Services of Snow Removal with JSMX, Inc., which does business as Nordic Excavating
    c. Discuss Work to Date and Work in Progress
    d. Review Request(s) Heard from Property Owners
    e. Discuss the District's Plans for "The Glen Rules" as Referenced in the Amended and Restated Declaration of Covenants, Conditions, Restrictions & Easements

11. Director Items
    a. Consider for Approval and Ratification of the Agreement for Management Services with Rabbit Ears Management, LLC
    b. Review and Discuss the Status of 2026 Construction Activities
    c. Discuss the Timeline for Obtaining the Final CO from the City
    d. Update on Schedio's Review of District Expenses
    e. Discuss with Bond Underwriters Regarding Modifying the Subordinate Bonds to Convert Developer Notes to Subordinate Bonds

12. Other Business
    a. **Confirmation of 2026 Annual Meeting, Pursuant to § 32-1-903(6)(a), C.R.S., held on November 18, 2026**

13. Continuation/Adjournment