

# LEDGE ROCK CENTER COMMERCIAL METROPOLITAN DISTRICT

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Denver, CO 80202

Phone: 303-779-5710

[www.ledgerockcentercommercialmetrodistrict.com/](http://www.ledgerockcentercommercialmetrodistrict.com/)

## **NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** Monday, February 16, 2026

**TIME:** 11:00 a.m., or as soon thereafter as possible.

**LOCATION:** Via Microsoft Teams

**ACCESS:** To attend via Microsoft Teams Videoconference, use the link below:  
<https://teams.microsoft.com/meet/24931520236518?p=XHhuuxpqNX96rj4Nog>

To attend via telephone, dial and enter Conference ID: +1 612-213-1012

Phone conference ID: 711 418 071#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Amy Carroll	President/	May, 2027
John Schlup	Secretary/Treasurer	May, 2027
Lucas Schlup	Vice President/ Asst. Secretary/ Asst. Treasurer	May, 2027
Michel Schlup	Vice President/Asst. Secretary/ Asst. Treasurer	May, 2029
James (Jim) Shipton	Vice President/Asst. Secretary/ Asst. Treasurer	May, 2029

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of minutes from the November 17, 2025 Special Board meeting (**enclosure**).

**II. FINANCIAL MATTERS**

- A. Review and ratify approval of previous claims **(to be distributed)**.
- B. Review and consider acceptance of December 31, 2025 Unaudited Financial Statements, Cash Position Schedule and Property Taxes Reconciliation **(to be distributed)**.

**III. ENGINEERING MATTERS**

- A. Review and consider acceptance of the Ranger Engineering 2026 Rate Increase **(enclosure)**.

**IV. MANAGER MATTERS**

- A. Review and acknowledge termination of CliftonLarsonAllen, LLP for Public Improvement Fee, Public Management and Accounting & Advisory Services.
- B. Review and ratify approval of engagement of Pinnacle Consulting Group, Inc. for Public Improvement Fee, Public Management and Accounting & Advisory Services.

**V. LEGAL MATTERS**

- A. Discuss and Consider Approval and Ratification of PIF Consultant Agreement with Pinnacle Consulting Group, Inc. **(enclosure)**.
- B. Review and Discuss District Transition and Updates to District Agreements.

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

**The next regular meeting is scheduled for March 16, 2026 at 11:00 a.m.**