

**NOTICE OF MEETING AND AGENDA**  
**Southeast Public Improvement Metropolitan District**  
**5613 DTC Parkway, Suite 150 Conference Room**

**Tuesday, November 18, 2025**  
**12:00 - 2:00 p.m.**

<b><u>Board of Directors</u></b>	<b>District</b>	<b>Term</b>	<b>Email</b>
P. Culshaw; President	District 6	2025-29	peter.culshaw@sheaproperties.com
D. Jones; Vice President	District 7	2023-27	djones@coventrydevelopment.com
G. Kelly; Secretary-Treasurer	District 5	2025-29	greg@kellydev.com
E. Hecox; Asst. Secretary	District 1	2023-27	Eric.Hecox@sheaproperties.com
C. Davis Asst. Secretary	District 4	2023-27	chasdavis1956@gmail.com
T. Ashburn, Asst. Secretary	District 2	2025-29	thomasjashburn@gmail.com
W. Koelbel, Asst. Secretary	District 3	2025-27	w.koelbel@koelbelco.com

**Support Staff**

P. Mulhern, Executive Director	pat@mulhernmre.com
M. Henderson, Accountant	margaret.henderson@claconnect.com
R. Fano, Attorney	rfano@spencerfane.com

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1. Call to Order
2. Minutes, September 16, 2025
3. Public Comment
4. Financial Update (Margaret Henderson)
  - A. Claims
  - B. Financial Statements
  - C. Cash Access and Internal Controls
5. Public Hearing
  - A. Consider Adopting 2026 Budget
  - B. Consider Resolution to Adopt Budget, Appropriate Funds & Authorize Filing and Certification of Mill Levy
6. Management Report
7. Public Hearing – Consider Inclusion Petition of Property in Greenwood Village
8. Vision 2035 Recent Project Completions
  - A. Inverness Drive West Regional Bikeway
  - B. Dry Creek Road Operational Improvements
  - C. C-470 Bikeway Connection to Park Meadows Station
9. Vision 2035 Projects
  - A. Link On-Demand Expanded, 2026 and 2027 Funding
  - B. Greenwood Village Pickleball Courts at Arapahoe Station (Becky Nelson)
10. Informational Item – High Note Regional Park
11. Vision Plan Project Updates
12. Consider Consultant Engagement Letters/Agreements

13. *Executive Session under C.R.S. 24-6-402(4)(e) to discuss/develop negotiating positions regarding Consultant Engagement Matters.*
14. 2026 Annual Administrative Matters Resolution
15. Worker's Compensation Exclusion Form
16. Adjournment

**Date of Next Meeting: Tuesday, March 17, 2026**