THE PIONEER COMMUNITY AUTHORITY BOARD (THE "CAB")

450 E. 17th Avenue, Suite 400
Denver, CO 80203-1214
Phone: 303-592-4380
https://pioneermetropolitandistricts.specialdistrict.org/

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, November 16, 2026

TIME: 2:00 p.m.

ACCESS: Via Zoom

Join Zoom Meeting
https://us02web.zoom.us/j/85922607519?pwd=NOb680lkxVAMz399Q5bAOLtXqtCrua.1
Meeting ID: 859 2260 7519
Passcode: 225157
Dial In: 1-719-359-4580

Board of Directors	Office	District Appointed From	Term
Joel Farkas	President	Pioneer Regional MD, Keenesburg Parkway MD No. 1, Keenesburg Parkway MD No. 2 and Pioneer MD No. 6	May, 2029
Toni Serra	Treasurer	Pioneer MD Nos. 2 and 4	May, 2027
Barry Fehr	Assistant Secretary	Pioneer MD No. 5	May, 2029
Juliet Farkas	Assistant Secretary	Pioneer Regional MD	May, 2027
Elizabeth Farkas	Assistant Secretary	Pioneer Regional MD	May, 2029
Lisa Jacoby	Secretary		Non-elected

I. ADMINISTRATIVE MATTERS

A. Confirm quorum. Present disclosures of potential conflicts of interest.

B. Confirm location of meeting and posting of meeting notice. Approve agenda.

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

D. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure). [suggested dates: third Monday of each month]

E. Discuss remediation and posting of meeting minutes on CAB website and authorize actions associated therewith.

F. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime) and authorize 2027 renewal of insurance coverage through the Colorado Special Districts Property and Liability Pool and membership renewal in the Special District Association.

II. CONSENT AGENDA

These routine items will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

A. Approve October 19, 2026, Regular Meeting Minutes (enclosure).

B. Acknowledgement of acquisition of Streamline by Civic Plus.

C. Authorize posting of the Transparency Notice on the CAB and SDA websites.

D. Approval of CliftonLarsonAllen LLP Statement of Work (SOW) for 2027-2029 Accounting Services (enclosure).

E. Consider appointment of CAB Accountant to prepare 2028 Budget.

F. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

III. FINANCIAL MATTERS

A. Review and consider approval of Claims for the period of October 14, 2026 through November 11, 2026, in the amount of $66,376.38 (enclosure).

B. Review and accept the Unaudited Financial Statements and Schedule of Cash Position for the period ending September 30, 2026, updated as of November 11, 2026 (enclosures).

C. Review and consider acceptance of Cost Certification Report #85 dated November 16, 2026, prepared by Independent District Engineering Services, LLC ("IDES") for total verified eligible costs of $95,272.93 (enclosure).

D. Discuss Agricultural Water Conservation Pilot Program ("Participation Agreement").

1. Discuss status of Agriburbia Design, LLC Water Conservation Pilot Program Monitoring Report for 2026 Season.

2. Review and consider approval of Agriburbia Design, LLC Change Order No. 5 for 2026 Water Conservation Pilot Program Monitoring Services, in the amount of $8,000 (enclosure).

3. Review and consider approval of Agriburbia Design, LLC Change Order No. 6 for 2027 Water Conservation Pilot Program Monitoring Services, in the amount of $8,000 (enclosure).

4. Authorize 2026 payment to Greenleaf Acres under the Participation Agreement in the amount of $_____.

E. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

F. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (enclosure).

G. Consider engagement of Wipfli LLP to perform the 2026 Audit.

IV. WATER RIGHTS / WELL MATTERS

A. Update related to Lost Creek Groundwater Management District Stakeholder Meeting(s) and the CAB's Water Portfolio (enclosure).

B. Discuss Well 17 water usage.

C. Review and consider approval of H-2 Enterprises Task Order No. 3 to Master Service Agreement for 2027 Pond and Well Maintenance Services (enclosure).

V. LEGAL MATTERS / PROJECT MATTERS

A. Report on the status of development.

1. Discuss status of obtaining updated construction pricing (Filing Nos. 1 - 4).

2. Discuss and consider formal Notice of Award and authorize issuance of Contract to PERENfra DIF JV, a joint venture partnership with PERENfra Colorado LLC ("PERENfra") and DIF Infrastructure Fund VI, managed by DIF Capital Partners ("DIF") (hereinafter, the "Operator") for Design, Build, Finance, Operate and Maintain ("DBFOM") Integrated Project Delivery Method for Completion of Water and Sewer Infrastructure (Pioneer Village).

    i. Discuss and consider assignment of Strategic Site Designs, LLC Services Agreement/Task Order(s) to PERENfra.

B. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

C. Review and consider adoption of Resolution Establishing the Official Record of CAB Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Super Intelligence-Generated Materials (enclosure).

D. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual CAB Meetings (enclosure).

V. OTHER BUSINESS

A. Consider cancellation of, or confirm a quorum for the December 21, 2026, Regular Board Meeting to be held at 2:00 p.m., via Zoom.

VI. ADJOURNMENT

The next regularly scheduled Board Meeting is scheduled for Monday, December 21, 2026, at 2:00 p.m., via Zoom Teleconference