

TRUENORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

121 S. Tejon St., Suite 1100
Colorado Springs, Colorado 80903
719-635-0330
www.truenorthcommonsbid.org

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: February 12, 2026

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzY4NDMzOTktM2U1Ny00NTQ4LWJIMmYtMWU1OGQ5ZjBmY2Vl%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227b9a9cbe-d14b-4a7e-9aa9-2ec121c95f66%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 564 520 299#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Daniel Schnepf	President	May, 2027
Eric Smith	Secretary	May, 2027
Donald Hunt	Treasurer	May, 2027
Vacant	Director	May, 2029
Vacant	Director	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, posting of meeting notices, and designate 24-hour posting location.
- 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 4, 2025 special Board meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of the following documents for Series 2022C Infrastructure Funds:
 - 1. Change Order No. 1 to the Standard Short Form of Agreement between the District and Wildcat Construction Co, Inc. for erosion control and striping in the amount of \$33,246.93.
 - 2. Change Order No. 2 to the Standard Short Form of Agreement between the District and Wildcat Construction Co, Inc. for retail overlot grading in the amount of \$60,442.20.
 - 3. Change Order No. 3 to the Standard Short Form of Agreement between the District and Wildcat Construction Co, Inc. for additional erosions control inspections and fixes in the amount of \$15,326.05.

III. FINANCIAL MATTERS

- A. Review and consider acceptance of December 31, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- B. Consider ratification of past claims and approval of current claims (enclosure).
- C. Review and consider approval of requisitions (enclosure).

IV. LEGAL MATTERS

- A. Acknowledge contract tracking logs (enclosure).

V. MANAGER MATTERS

VI. DIRECTOR MATTERS

- A. Construction and contract updates.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting will be held on Thursday, April 16, 2026 at 9:00 a.m.