

**NOTICE OF SPECIAL MEETING
WESTRAY BUSINESS IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors of the WESTRAY BUSINESS IMPROVEMENT DISTRICT, and City of Centennial, County of Arapahoe, Colorado, will hold a special meeting at 10:30 a.m. on November 13, 2025, via video conference, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Board.

The meeting is open to the public.

**BY ORDER OF THE BOARD OF DIRECTORS:
WESTRAY BUSINESS IMPROVEMENT
DISTRICT**

By: /s/ David O’Leary
General Counsel to the District(s)

**AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS
WESTRAY BUSINESS IMPROVEMENT DISTRICT**

DATE: November 13, 2025
TIME: 10:30 a.m.
VIDEO: [Zoom Meeting](#)
Meeting ID: 161 389 7742
Passcode: 061466
DIAL-IN 669-254-5252

BOARD OF DIRECTORS

Seth Ivanoff, President (2025-2027)
Peter Kimble (2025-2029)
Conner Pettengill (2025-2029)
Johny Hendricks, Asst. Secretary (2023-2027)
Vacant (2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment (limited to 5 minutes per person)
5. Appointment of Erik Fagan to the Board of Directors

- a. Election of Officers
6. Consider for Approval Minutes of the Meeting held December 4, 2024
6. Financials items
 - a. Financial Report
 - b. Approval of Claims
 - c. Ratify Approval of 2024 Audit Exemption
 - d. Ratify Approval of 2026 Operating Plan
7. 2025 Budget Amendment
 - a. Conduct Public Hearing on an Amendment to the 2025 Budget, if required
 - b. Consider for Approval the Resolution to Amend 2025 Budget, if required
8. 2026 Budget
 - a. Conduct Public Hearing on the Budget for the Fiscal Year 2026
 - b. Consider for Approval the Resolution to Adopt 2026 Budget, Appropriating Sums of Money, and Authorize the Certification of the Mill Levies for the District for Collection in 2026
9. Attorney items
 - a. Legislation Updates
 - b. Spencer Fane LLP's Updated Standard Terms and Conditions for Legal Services Engagement Consider for Approval the 2026 Annual Administrative Matters Resolution
 - c. Consider for Approval Exclusion from Worker's Compensation Coverage and Resolution
10. Director items
 - a. Developer update
11. Other business
12. Continuation/Adjournment

Dated: November 7, 2025