

HIDDEN VALLEY FARM METROPOLITAN DISTRICT NOS. 1-4

NOTICE OF SPECIAL MEETING AND AGENDA

HIDDEN VALLEY FARM METROPOLITAN DISTRICTS NO. 1 & 3

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jeffrey Mark	President & Chairperson	May 2027
David Cocolin	Vice President/Asst. Secretary	May 2027
Chasity McMorrow	Asst. Secretary/Asst. Treasurer	May 2029
Glenn Pawlak	Director	May 2027
Vacant	Director	May 2029

HIDDEN VALLEY FARM METROPOLITAN DISTRICTS NO. 2

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jeffrey Mark	President & Chairperson	May 2027
David Cocolin	Vice President/Asst. Secretary	May 2027
Russ Sjoberg	Director	May 2029
Glenn Pawlak	Director	May 2027
Peter Hendrick	Director	May 2029

HIDDEN VALLEY FARM METROPOLITAN DISTRICTS NO. 4

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jeffrey Mark	President & Chairperson	May 2027
David Cocolin	Vice President/Asst. Secretary	May 2027
Chasity McMorrow	Asst. Secretary/Asst. Treasurer	May 2027
Rick Vandenberg	Director	May 2029
Lues Lopez	Director	May 2029

Date: December 3, 2025 (Wednesday)

Time: 4:00 P.M.

Place: ZOOM & Teleconference

Please click link below to join webinar:

<https://us02web.zoom.us/j/82841552233?pwd=H5SICy0SHwUTollIa8BjkOzS9sSKibE.1>

Webinar ID: 828 4155 2233; Passcode: 467762

Telephone: 1 719 359 4580; OR 1 669 444 9171

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum / Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Discussion and Consideration of Potential Resignation and Appointment of Directors.
- E. Election of Officers.

- F. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
- G. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – May 22, 2025, Special Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
 - i. WO Modification 2025-02 with Green Earth Midwest, LLC
 - ii. WO Modification 2025-01 with Lawncare of the Rockies, LLC
 - iii. WO Modification 2025-01 with Lindner Home Improvement, LLC

III. DISTRICT MANAGER ITEMS

- A. District Management Report.
- B. Discussion and Approval of Updated Design Guidelines.
- C. Discussion and Approval of 2026 Landscape Maintenance Service Vendor.
- D. Consider Approval of 2026 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. Fetch Poop Inc. – Pet Waste and Trash Can Services
 - ii. Ramey Environmental – Pump Station Maintenance Services

IV. FINANCIAL ITEMS

- A. Review Unaudited Financial Statements.
- B. Public Hearing regarding the Proposed Amended 2025 Budgets.
- C. Consider Adoption of Amended 2025 Budgets; Consider Approval of Resolution to Amend Budgets and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed 2026 Budgets.
- E. Consider Adoption of 2026 Budgets; Consider Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- F. Consideration and Approval of amended 2026 Operations and Maintenance Fee Resolution.
- G. Discussion and Approval for District Accountant to Open Bank Account Under New Entity: Hidden Valley Farms Metropolitan District.
 - i. Discussion and Approval to Appoint Two Board of Directors as Authorized Signers.
 - ii. Discussion and Approval of CLA Finance Team as Authorized Users.
 - iii. Discussion and Approval to Appoint Board Members as Approvers in Bill.com.

V. LEGAL ITEMS

- A. Consideration and Approval of 2026 Administrative Resolution.
- B. Consider Approval of Resolution Calling May 2026 Elections for District Nos. 1 & 3 re: Waiver of 10.5% Property Tax Revenue Limitation.
- C. Consider Approval of Workers Compensation Exclusion Resolution.
- D. Review Spencer Fane updated Standard Terms and Conditions for Legal Services Engagement.

E. 2025 Legislative Update.

VI. DIRECTOR COMMENT

VII. OTHER MATTERS

VIII. ADJOURNMENT

The next Regular Meeting is scheduled for TBD