

**HIDDEN VALLEY FARM**  
**METROPOLITAN DISTRICT NOS. 1-4**

**NOTICE OF REGULAR MEETING AND AGENDA**

| <b><u>Board Of Directors</u></b> | <b><u>Office</u></b>              | <b><u>Term Expiration</u></b> |
|----------------------------------|-----------------------------------|-------------------------------|
| <b>District Nos. 1 &amp; 3</b>   |                                   |                               |
| Jeffrey Mark                     | President                         | May 2027                      |
| David Cocolin                    | V.P. & Asst. Secretary            | May 2027                      |
| Chasity McMorrow                 | Asst. Secretary & Asst. Treasurer | May 2029                      |
| Glenn Pawlak                     | Secretary & Treasurer             | May 2027                      |
| Vacant                           | Director                          | May 2029                      |
| <b>District No. 2</b>            |                                   |                               |
| Russ Sjoberg                     | President                         | May 2029                      |
| Jeffrey Mark                     | Vice President                    | May 2027                      |
| Glenn Pawlak                     | Asst. Secretary & Asst. Treasurer | May 2027                      |
| Peter Hendrick                   | Asst. Secretary & Asst. Treasurer | May 2029                      |
| Jeffrey Cartwright               | Asst. Secretary & Asst. Treasurer | May 2027                      |
| <b>District No. 4</b>            |                                   |                               |
| Rick Vandenberg                  | President                         | May 2029                      |
| Lues Lopez                       | Vice President                    | May 2029                      |
| Austin Atkinson                  | Asst. Secretary & Asst. Treasurer | May 2027                      |
| Vacant                           | Asst. Secretary & Asst. Treasurer | May 2027                      |
| Dustin Belohlavy                 | Asst. Secretary & Asst. Treasurer | May 2027                      |

**Date: November 5, 2026 (Thursday)**

**Time: 4:30 P.M., or as soon thereafter as possible**

**Place: ZOOM & Teleconference**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82705947277?pwd=pbbt4abdFVpE3bPC5oH5vR1d86ATpr.1>

Webinar ID: 827 0594 7277; Passcode: 036489

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. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
- E. Discussion and Consideration of Director Appointment to District No. 4.
- F. Consider Appointment and Election of Board Officers for District No.4.

**II. CONSENT AGENDA**

- A. Approval of Minutes – May 19, 2026, Regular Meeting, May 19, 2026, Annual Meeting.
- B. Ratification of Payment of Claims.

- C. Contract Modification Report.
  - i. WO Modification 2026-04 with Foothills Landscape Maintenance, LLC. for Snow Removal Services at a Not to Exceed Amount of \$5,000.00 executed on October 29, 2026.
- D. Consideration and Approval of 2027 Election Resolution for District No. 1.
- E. Consideration and Approval of 2027 Election Resolution for District No. 2.
- F. Consideration and Approval of 2027 Election Resolution for District No. 3.
- G. Consideration and Approval of 2027 Election Resolution for District No. 4.

### **III. DISTRICT MANAGER ITEMS**

- A. District Manager's Report.
- B. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
  - i. Affordable Pest Control, Inc.
  - ii. Fetch Poop Inc.
  - iii. Fiske Electric, Inc.
  - iv. Foothills Landscape Maintenance, LLC.
  - v. Lindner Home Improvement, LLC.
  - vi. Quality Well and Pump, LLC.
  - vii. Quantum Water and Environment, LLC.
  - viii. Ramey Environmental Compliance, LLC.
  - ix. Rocky Mountain Playground Services Ltd.
- C. Discussion and Consider Engagement of Altitude Community Law for Covenant Enforcement.
- D. Discussion and Approval of District Fee Enforcement Resolution.
- E. Discussion and Approval of District Covenant Enforcement and Design Review Policy.
- F. Discussion of Appointment of Design Review Committee Members.
- G. Discussion and Approval of 2027 Pinnacle Consulting Group, Inc. Contract and Addendum.
- H. Discussion of Spencer Fane Engagement with District No. 4.

### **IV. FINANCIAL ITEMS**

- A. Review Unaudited Financial Statements for the period September 30, 2026.
- B. Consider Ratification of District No. 4 Audit.
- C. Public Hearing regarding the Proposed 2027 Budgets.
  - i. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- D. Public Hearing regarding Proposed 2026 Budget Amendments, if necessary.
  - i. Consider Approval of Resolutions Amending 2026 Budgets, as needed.

### **V. LEGAL ITEMS**

- A. Discussion of Delinquent Accounts to be Certified with Weld County.
- B. Consideration and Approval of 2027 Administrative Matters Resolution.
- C. Consider Approval of Workers Compensation Exclusion Resolution.
- D. 2026 Legislative Update.

## **VI. DIRECTOR COMMENT**

## **VII. ADJOURNMENT**

**\*\*\*The next Regular Meeting is scheduled for TBD\*\*\***