

**SPRUCE MEADOWS METROPOLITAN DISTRICT
SPECIAL MEETING
(VIA TELECONFERENCE)
THURSDAY, SEPTEMBER 7, 2023 @ 10:00 A.M.**

NOTICE OF SPECIAL MEETING

This meeting can be joined by following the directions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/81832455052?pwd=bG0vZEp2eFJrcFp2bFh3cDBOb2M4Zz09>

Meeting ID: 818 3245 5052

Passcode: 462545

Call: 720-707-2699

Scott Hasday, President	Term to May 2025
Todd Maul, Secretary	Term to May 2027
John Wahl, Treasurer	Term to May 2027
Cayle Townsend, Assistant Secretary	Term to May 2025
Dan Courtois, Assistant Secretary	Term to May 2027

SPECIAL MEETING AGENDA

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Election of Officers
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
6. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of Minutes of February 15, 2023 Special Meeting (**enclosure**)
 - b. Ratification of Second Addendum to Independent Contractor Agreement with Cocal Landscape Services, Inc. (Tree Removal) (**enclosure**)
 - c. Ratification of 2022 Audit Exemption Application (**enclosure**)
 - d. Acceptance of 2022 Annual Report on the Service Plan (**enclosure**)
7. Management Matters

- a. Discuss Status of Ditch and Berm Modification

8. Legal Matters

- a. Consider Approval of Independent Contractor Agreement with CoCal Landscape for 2024 Landscaping Services (**enclosure**)
- b. Consider Approval of Independent Contractor Agreement with CoCal Landscape for Berm Easement Maintenance and Repairs (**enclosure**)
- c. Consider Approval of Independent Contractor Agreement with Atwell, LLC for Berm Engineering Staking (**enclosure**)
- d. Discuss 2023 Legislative Update (**enclosure**)
- e. Discuss Notification to Residents Regarding Metropolitan District Homeowners' Rights Task Force
- f. Discuss Town Hall/Annual Meeting on November 14, 2023 at Noon
- g. Consider Approval of Independent Contractor Agreement with Keystone Pacific Property Management for 2024 Management Services (**enclosure**)

9. Financial Matters

- a. Consider Approval of Payables/Financials (**to be distributed**)
- b. Authorize District Manager to file 2023 Audit Exemption, if applicable.

10. Other Business

11. Adjourn