

**SPRUCE MEADOWS METROPOLITAN DISTRICT
REGULAR MEETING**

Via Teleconference

Tuesday, November 12, 2024, at 1:00 p.m.

<http://sprucemeadowsmd.com/>

This meeting will be held via teleconferencing and can be joined by following the directions below:

Zoom Meeting:

<https://us06web.zoom.us/j/84058813889?pwd=axbahX4hjyXqoxW2BaEDh9mtoIEkQz.1>

Meeting ID: 840 5881 3889

Passcode: 016067

Call: 1-720-707-2699

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|-------------------------------------|------------------|
| Scott Hasday, President | Term to May 2025 |
| John Wahl, Treasurer | Term to May 2027 |
| Todd Maul, Secretary | Term to May 2027 |
| Cayle Townsend, Assistant Secretary | Term to May 2025 |
| VACANT | Term to May 2027 |

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Discuss Vacant Board Position
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 consistent agenda are then voted on by a single motion, second and vote by the Board.
 - a. Ratification of Letters to Homeowners Regarding Lot Grading
 - b. Ratification of First Addendum to Independent Contractor Agreement with Heatherly Creative for Website Accessibility (**enclosure**)
 - c. Ratification of Remediation Costs for Website Accessibility (**enclosure**)
 - d. Ratification of Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer (**enclosure**)
 - e. Acceptance of 2023 Audit Exemption Application (**enclosure**)
 - f. Acceptance of the 2023 Annual Report on the Service Plan (**enclosure**)
 - g. Approval of the Notice to Electors Pursuant to Section 32-1-809, C.R.S. (**enclosure**)
 - h. Acceptance of 2024 Annual Compliance Certificate for Loan Agreement (**enclosure**)

7. Legal Matters
 - a. Consider for Approval the First Addendum to the Independent Contract Agreement with Keystone Pacific Property Management (2025 District Management) (**enclosure**)
 - b. Consider for Approval Independent Contractor Agreement with CoCal (2025 Landscape Maintenance) (**enclosure**)
 - c. Discuss Status of Website matters and Posting of October 1, 2024 Quarterly Report
 - d. Discuss 2024 Special Legislative Session
 - e. Consider for Approval of 2025 Annual Administrative Resolution (**enclosure**)
 - i. 2025 Meeting Dates: March 26, 2025, July 16, 2025 and November 12, 2025 at 1:00 p.m.
 - ii. 2025 Annual Meeting: November 12, 2025, at 12:30 p.m.
 - f. Consider for Approval of Amended and Restated Resolution Adopting a Public Records Request Policy (**enclosure**)
 - g. Review and Consider the Resolution Adopting a Procurement Policy (**enclosure**)
 - h. Discuss and Consider for Approval Resolution Calling the May 6, 2025 Election (**enclosure**)
 - i. Discuss Remaining 2024 Continuing Disclosure Requirement – Providing Final Assessed Valuation to the Trustee
8. Financial Matters
 - a. Review of Payables/Financials
 - b. Review 2023 Audit (**enclosure**)
 - c. Public Hearing on 2024 Budget Amendment (if necessary)
 - i. Consider Approval of Resolution Amending the 2024 Budget (if necessary)
 - d. Discuss Backfill Runds Received
 - e. Public Hearing on proposed 2025 Budget (**enclosure**)
 - i. Consider Approval of Resolution Adopting the 2025 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)
 - f. Consider Engagement of Auditor for 2024 Audit
9. Insurance Matters
 - a. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage
 - i. Review Property Schedule
 - b. Consider Approval of Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool

- c. Consider Authorization of Renewal of Special District Association of Colorado Membership for 2025
- 10. Manager Matters
 - a. Discuss Pond E Remediation
 - b. Discuss Status of Berm Repairs by Homeowners and Passed Deadline of October 31, 2024
- 11. Adjourn