

**SPRUCE MEADOWS METROPOLITAN DISTRICT
SPECIAL MEETING**

Via Teleconference

Wednesday, November 19, 2025, 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/83511907475?pwd=S6qENbbVos9jqAU6pWGgbZHV4tkAXg.1>

Meeting ID: 835 1190 7475

Passcode: 314755

Call: 1-720-707-2699

Scott Hasday, President	Term to May 2029
John Wahl, Treasurer	Term to May 2027
Todd Maul, Secretary	Term to May 2027
Cayle Townsend, Assistant Secretary	Term to May 2027
VACANT	Term to May 2029

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. 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.
5. 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. Approval of Minutes from the July 24, 2025 Special Meeting (**enclosure**)
 - b. Ratification of Agreement from Flatirons, Inc. for Survey of District Lot 3, Tract A, Spruce Meadows Filing No. 1 – Replat B (**enclosure**)
 - c. Adoption of Amended Digital Accessibility Policy (**enclosure**)
 - d. Adoption of Resolution Designating Meeting Notice Posting Location (**enclosure**)
 - e. Approval of 2024 Annual Report on the Service Plan (**enclosure**)
 - f. Authorize Keystone Pacific Property Management to Prepare and File 2025 Audit Exemption Application
 - g. Approval of the Notice to Electors Pursuant to Section 32-1-809, C.R.S. (**enclosure**)
 - h. Approval of the Second Addendum to the Independent Contractor Agreement with Keystone Pacific Property Management (2026 District Management) (**enclosure**)

- i. Ratification of 2026 Exclusion of Workers' Compensation Coverage with the Colorado Special Districts Property and Liability Pool
- j. Approval of Independent Contractor Agreement with CoCal (2026 Landscape Maintenance) (**enclosure**)
- k. Ratify Agreement with Atwell for Annual Pond and Berm Certification – Ponds D and E (**enclosure**)
- l. Acknowledge Pond and Berm Certifications from Atwell (**enclosures**)
- m. Ratify Termination and Waiver of Advance and Reimbursement Agreement with Spruce Meadows Development, LLC dated June 22, 2004 and amended on December 3, 2018 Regarding Developer Advances (**enclosure**)
- n. Approval of Second Addendum to Independent Contractor Agreement with Heatherly Creative, LLC for 2026 Website Maintenance (**enclosure**)
- o. Approval of WBA, PC Engagement Letter (**enclosure**)
- p. Authorization of Renewal of Special District Association of Colorado Membership for 2026
- 6. Legal Matters
 - a. Consider Approval of 2026 Annual Administrative Resolution (**enclosure**)
 - b. Discuss District Irrigation Improvements, Survey Results, Possible Temporary License Agreement and Settlement Offer from Lot Owner (**enclosure**)
 - c. Discuss Remaining 2025 Continuing Disclosure Requirement – Providing Final Assessed Valuation to the Trustee
- 7. Financial Matters
 - a. Review of Payables/Financials
 - b. Public Hearing on 2025 Budget Amendment
 - i. Consider Approval of Resolution Amending the 2025 Budget (**enclosure**)
 - c. Public Hearing on proposed 2025 Budget
 - i. Consider Approval of Resolution Adopting the 2026 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)
- 8. 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 (**enclosure**)
- 9. Manager Matters
- 10. Adjourn