

**SPRUCE MEADOWS METROPOLITAN DISTRICT
SPECIAL MEETING**

Via Teleconference

Monday, May 4, 2026, at 11:00am

<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. Discuss Vacant Director 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. Approval of Minutes from the January 28, 2026 Special Meeting (**enclosure**)
 - b. Acceptance of 2025 Audit Exemption Application (**enclosure**)
 - c. Acceptance of Annual Compliance Certificate for Continuing Disclosure Requirement for 2017 Loan (**enclosure**)
7. Legal Matters
 - a. Consider for Approval Proposal for Governmental Accounting and Management Services (**to be distributed**)
 - b. Discuss Appraisal and Consider Offer from Lot Owner (if available)
8. Financial Matters
 - a. Review of Payables/Financials (**to be distributed**)

9. Manager Matters
 - a. Discuss Landscape Matters, Tree Maintenance and Watering Restrictions
 - b. Consider for Approval Proposal from Atwell for Annual Pond and Berm Certification Ponds D and E (**enclosure**)
10. Other Matters – Confirm Quorum for Next Regular Meeting July 15, 2026 at 2pm via Zoom
11. Adjourn

2026 Regular Meeting Dates: July 15th and November 18th at 2pm

2026 Annual Meeting: November 18th at 1:45pm