

**SPRUCE MEADOWS METROPOLITAN DISTRICT  
SPECIAL MEETING**

Via Teleconference

Friday, May 29, 2026, at 9:00am

<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

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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

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**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 May 4, 2026 Special Meeting (**enclosure**)
  - b. Ratify Independent Contractor Agreement with Atwell for 2026 Berm Certification (**enclosure**)
  - c. Acceptance of 2025 Annual Report on the Service Plan (**enclosure**)
7. Legal Matters
  - a. Consider for Approval Proposal for Governmental Accounting and Management Services (**enclosures**)
    - i. Advance HOA
    - ii. Westwind Management
    - iii. Circuit Rider of Colorado
  - b. Consider Approval of Proposal for New Website (**enclosure**)
  - c. Consider Offer to Purchase a Portion of the District’s Property (**to be distributed**)

- d. Update Board Regarding Request To Change Annual Pond and Berm Certifications to Every Three Years
- e. Discuss May 2027 Director Election
- 8. Financial Matters
  - a. Review of Payables/Financials (**to be distributed**)
- 9. Manager Matters
  - a. Update on Landscaping and Watering Restrictions
  - b. Other Manager Matters
- 10. Executive Session of the Board of Directors for the purpose of receiving legal advice from Special Counsel pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to outcome of mediation and pending trial.
- 11. Other Matters – Confirm Quorum for Next Regular Meeting and Annual Meeting November 18, 2026.
- 12. Adjourn

**2026 Regular Meeting Dates:** November 18<sup>th</sup> at 2pm

**2026 Annual Meeting:** November 18<sup>th</sup> at 1:45pm