SPRUCE MEADOWS METROPOLITAN DISTRICT
SPECIAL MEETING
Via Teleconference
October 30, 2026, at 10:30 a.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
VACANT	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 Positions and May 2027 Director Election
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 29, 2026 Special Meeting (**enclosure**)
    b. Ratification of Independent Contractor Agreement with Advanced Concepts for Fence Repairs Near 2810 High Prairie Way (**enclosure**)
    c. Ratification of Independent Contractor Agreement with ArborTec Tree Services, Inc. for Tree and Shrub Watering (**enclosure**)
    d. Ratification of Independent Contractor Agreement with ArborTec Tree Services, Inc. for Tree Maintenance Services (**enclosure**)
    e. Acknowledgement of Atwell Pond and Berm Certifications 3-Year Period (**enclosure**)
    f. Approval of Resolution Authorizing the Sale of 5,000 Square Fee of District-Owned Property Located at 2401 Spruce Meadows Drive to the Owners of the Property located at 2415 Spruce Meadows Drive (**enclosure**)

g. Ratification of 2025 Annual Report (**enclosure**)

h. Acceptance of 2025 Audit Exemption (**enclosure**)

i. Acknowledge Resignation of Cayle Townsend Effective August 26, 2026

j. Acknowledge Termination Letter Regarding Management and Accounting Services – Keystone Pacific Property Management (**enclosure**)

k. Ratification of Independent Contractor Agreement with Circuit Rider of Colorado for Management and Accounting Services (**enclosure**)

l. Approval of Independent Contractor Agreement with Munera,Inc - Buildtrust for 2027 Website Services (**enclosure**)

m. Approval of Notice to Electors Pursuant to Section 32-1-809, C.R.S. (**enclosure**)

n. Authorizing Circuit Rider of Colorado to Prepare and File 2026 Audit Exemption Application

o. Ratification of 2027 Exclusion of Workers' Compensation Coverage with the Colorado Special Districts Property and Liability Pool

p. Approval of WBA, PC Engagement Letter (**enclosure**)

q. Acknowledge Pond and Berm Certifications from Atwell (**enclosures**)

7. Legal Matters

a. Review and Consider approval of Contract to Buy and Sell Real Estate with Additional Provisions (**distributed under separate cover**)

b. Discuss 2027 Meeting Dates

i. Regular Meetings - March 3rd, June 2nd, October 13th and November 10th at 2pm
ii. Annual Meeting – November 10th at 1:30pm
iii. Consider Adoption of 2027 Annual Administrative Resolution (**enclosure**)

c. Consider Approval of Amended and Restated Public Records Request Policy (**enclosure**)

d. Consider Approval of Resolution Designating Meeting Notice Posting Location (**enclosure**)

e. Discuss 2026 Legislative Session

f. Consider Adoption of Resolution Calling the May 4, 2027 Director Election and Ratifying All Previous Actions (**enclosure**)

g. Discuss Remaining 2026 Continuing Disclosure Requirements on the 2017 Loan – Assessed Valuation to the Bank

i. Discuss District Accountant Handling Continuing Disclosure Requirements Starting in 2027

8. Financial Matters

a. Review of Payables/Financials

b. Update on District Transition

c. Discuss Conservation Trust Fund Submissions

d. Conduct Public Hearing on 2026 Budget Amendment, if needed

i. Consider Adoption of Resolution Amending 2026 Budget (**to be distributed, if needed**)

e. Conduct Public Hearing on 2027 Budget

i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2027 Calendar Year (**enclosure**)

9. Insurance Matters

a. Consider Approval of Proposals for Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Approval to Exclude Workers Compensation and Approval of Payment of Agency Fees; and Consider (**enclosures**)

10. Manager Matters

a. Consider Approval of Proposals for 2027 Landscaping (**enclosures**)

b. Consider Proposal from Circuit Rider of Colorado for 2027 Management Fees (**enclosure**)

c. Discuss Status of New Website to Be Effective January 1, 2027

11. 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), C.R.S. as it relates to ongoing litigation

12. Other Business

13. Adjourn