

MEADOWBROOK CROSSING METROPOLITAN DISTRICT

121 S. Tejon St., Suite 1100
Colorado Springs, CO 80903
Phone: 719-635-0330
www.meadowbrookcrossingmetrodistrict.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: October 28, 2026

TIME: 1:00 p.m.

LOCATION: Equity Group
90 S. Cascade Avenue, Suite 1500
Colorado Springs, CO 80903

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/221204138545267?p=MqO8TDac9Bj3vBIFUj>

To attend via telephone, dial 720-547-5281 and enter Conference ID 186 709 908#:

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Deirdre Aden-Smith	President	May, 2027
Rebecca Mientka	Vice President	May, 2027
Michael Salsgiver	Secretary/Treasurer	May, 2027
Melissa Harrison	Assistant Secretary	May, 2029
Kelly Nelson	Assistant Secretary	May, 2029

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of minutes from the July 29, 2026 regular and July 29, 2026 annual meeting (enclosure).
- F. Consider adoption of Resolution Regarding 2027 Annual Administrative Matters (enclosure).

G. Schedule 2027 Annual Meeting.

H. Discuss 2027 insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime. Obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and authorize membership in the Special District Association (enclosure).

II. FINANCIAL MATTERS

A. Review and ratify approval of interim claims totaling \$71,267.89 (enclosure).

B. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections (enclosure).

C. Construction Update.

D. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

E. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2026 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).

F. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form ("MLC") for certification to the Board of County Commissioners and other interested parties.

G. Discuss 2026 audit engagement and statutory requirements.

H. Acknowledge CLA Cash Access Policy (enclosure).

III. LEGAL MATTERS

A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).

IV. MANAGER MATTERS

A. Billing Services Update.

B. Covenant Enforcement Update.

C. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (enclosure).

D. Review and consider approval of workers' compensation coverage for 2027 (enclosure).

E. Review and consider approval of CLA Statements of Work for 2027 for:

1. Accounting & Advisory Services (enclosure).
2. Public Management (enclosure).
3. Billing Services (enclosure).
4. Association Management (enclosure).
5. Payroll Services (enclosure).

V. OTHER BUSINESS

- A. Development Update.
- B. Discussion regarding maintenance agreement between the District and private lots.
- C. Discuss cancelling and/or rescheduling the Board meetings scheduled on:
 1. November 25, 2026 at 1:00 p.m.
 2. December 30, 2026 at 1:00 p.m.

VI. ADJOURNMENT

The next scheduled meeting is November 25, 2026 @ 1:00 p.m. (day before Thanksgiving)