PARK MEADOWS METROPOLITAN DISTRICT

2001 16th Street, Ste. 1700
Denver, CO 80202
Phone: 303-779-5710
www.parkmeadowsmetrodistrict.org

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 30, 2026

TIME: 5:00 p.m.

LOCATION: Lone Tree Civic Center
8527 Lone Tree Pkwy
Lone Tree, CO 80124

ACCESS: To attend via Microsoft Teams Videoconference, use the link below:
https://teams.microsoft.com/meet/274373786777582?p=WjcSi1I35g3Tt3gx07

To attend via telephone, dial 720-547-5281 and enter Conference ID: 756 949 231#

Board of Directors	Office	Term Expires
Greg Jewell	President	May, 2027
Christopher Weir	Treasurer	May, 2029
Tim Bourdelais	Secretary	May, 2029
Gregg Niesyty	Assistant Secretary	May, 2029
Dave Guetig	Assistant Secretary	May, 2027

I. CALL TO ORDER

A. Declaration of Quorum / Director Qualifications / Disclosure Matters.

B. Changes to November 30, 2026 Agenda.

II. CITY OF LONE TREE BUSINESS ITEMS

III. 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.

IV. CONSENT AGENDA

A. Minutes of October 26, 2026 Special Meeting (enclosure).

B. Claims and Cash Position Statement Updated November 2026 (enclosure).

V. FINANCIAL MATTERS

A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements (enclosure).

B. Public Hearing on Proposed 2027 Budget

1. Public Comment Period

2. Consider approval of Resolution Approving Proposed 2027 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosure).

3. Authorize District Accountant to sign DLG-70 Certification of Tax Levies form.

C. Consider approval of the engagement letter with Haynie & Company to prepare the 2026 Audit (enclosure).

D. Review and acknowledge CLA Cash Access Policy (enclosure).

VI. LANDSCAPE MATTERS

A. Monthly Landscape Maintenance Report (enclosure).

B. Work Order Proposals.

1. Review and consider approval of proposal from BrightView Landscaping for proposal for thinning of hawthorn and crabapple trees on Yosemite and Chester Street in the amount of $2,220.00 (enclosure).

VII. ENGINEERING MATTERS

A. 2026 Median Tuckpoint Project Update.

B. Review and consider approval of Chancery Construction inc. invoice for Lone Tree Parkway Median Nos. 2, 3 and 11 in the amount of $84,381.30 (enclosure).

C. Other.

VIII. MANAGER'S MATTERS

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

B. Discuss and consider worker's compensation insurance for 2027 (enclosure).

C. Review and consider approval of CLA Statements of Work for 2027 for management, accounting and payroll services (enclosure).

IX. DIRECTORS' MATTERS

X. ATTORNEY'S MATTERS

A. Review and consider approval of Agreement with BrightView Landscaping (enclosure).

B. Consider election of officers.

C. Consider adoption of Annual Resolution (enclosure).

1. Regular Meeting Date/Location

D. 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).

E. Review and consider adoption of Election Services Agreement with Community Resource Services of Colorado, LLC for a Regular Election for Directors on May 4, 2027 (enclosure).

F. Executive session, pursuant to C.R.S., Section 24-6-402(4)(b) and Section 24-6-402(4)(e) for the purposes of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations as well as providing direction to negotiators regarding: (a) Terra Ridge HOA's proposed revisions to a potential agreement with PMMD and the City of Lone Tree for maintenance of certain parcels owned by Terra Ridge HOA with City Monument Signs and (b) and the terms of an intergovernmental agreement with the City of Lone Tree regarding the City's brick walls.

G. Review and consider approval of Intergovernmental Agreement with the City of Lone Tree Regarding Brick Wall Replacement Program Funding (enclosure).

XI. OTHER MATTERS

XII. ADJOURNMENT

Next Scheduled Meeting:
January 25, 2027 at 5:00 p.m.
Location: Lone Tree Civic Center