

**NOTICE OF REGULAR COORDINATED MEETING OF
MIRABELLE METROPOLITAN DISTRICT NOS. 1 & 2**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Board of Directors (the “Boards”) of the Metropolitan District Nos. 1 & 2 (the “Districts”), Douglas County, Colorado, will be held on:

Date: November 12, 2025
Time: 8:30 a.m.
Location: Via Zoom Teleconference

To access the meeting: <https://advancehoa.zoom.us/j/87808621212>
Meeting ID: 878 0862 1212 Via telephone: (719)359-4580

Board of Directors, District No. 1:	Office:	Term Expires:
Michele Miller	President	May 2027
Eric Weinstein	Vice-President	May 2027
Jennifer Hepp	Treasurer	May 2029
Thomas J. Schriefer	Secretary	May 2029
Jessica McDonagh	Assistant Secretary	May 2027

Board of Directors, District No. 2:	Office:	Term Expires:
Michele Miller	President	May 2027
Wyatt Chadwick	Vice-President	May 2027
Rick Owens	Treasurer	May 2029
Tom Burbey	Assistant Secretary	May 2029
Mac Orlady	Assistant Secretary	May 2027

Agenda

- 1) Call to Order
- 2) Declaration of Quorum/ Disclosure of Potential Conflicts of Interest
- 3) Approval of Agenda
- 4) Consent Agenda
 - a) Approval of Minutes of Regular Meeting held October 8, 2025
 - b) Approval of Minutes of Special Meeting Minutes October 14, 2025
 - c) Ratification of First Amendment to Independent Contractor Independent Agreement (Solstice 2022 Landscape and Irrigation Improvements: 3-Year Maintenance) between District No. 1 and Brightview Landscape Services
 - d) Ratification of the 2024 Annual Report
 - e) Approval of Joint Amended Digital Accessibility Policy



- 5) Financial Matters
 - a) Consider Approval/Ratification of Payables
 - b) Consider Approval of Unaudited Financial Statements for period ending September 30, 2025 (District Nos. 1 & 2)
 - c) Conduct Public Hearings on 2025 Budget Amendments (if needed)
 - i) Consider Adoption of Resolutions Amending the 2025 Budgets (if needed)
 - d) Conduct Public Hearings on 2026 Budgets
 - i) Consider Adoption of Resolutions Adopting 2026 Budgets, Imposing Mill Levies and Appropriating Funds
 - e) Consider Approval of Amendment to Resolution Concerning Imposition of a Residential Tap Fee (if needed)
 - f) Consider Approval of 2025 Audit Engagement Letters
- 6) Legal and Insurance Matters
 - a) Consider Approval of the 2026 Joint Annual Administrative Resolution
 - b) Discuss and Review Proposals for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage
 - c) Consider Authorization of Exclusion from Workers' Compensation Coverage
- 7) Management Matters
 - a) Manager's Report
 - b) Brightview Monthly Maintenance Report – October
- 8) Public Comment: Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow-up.
- 10) Executive Session of the Board of Directors for the purpose of receiving legal advice as it relates to covenant enforcement matters and Claim 25S194 pursuant to Sections 24-6-402(4)(b) Colorado Revised Statutes.
- 9) Other Business
- 10) Adjournment

The next Regular Meeting of the Board of Directors is scheduled for:
December 10, 2025 - 8:30 a.m.

