

**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 Mirabelle Metropolitan District Nos. 1 & 2 (the “Districts”), Douglas County, Colorado, will be held on:

Date: September 10, 2025
Time: 8:30 a.m.
Location: 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 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) Review and Consider Approval of Minutes from the Joint Regular Meeting held August 13, 2025
- 5) Financial Matters
 - a) Consider Approval of July Financials Statements
 - b) Ratification of Payables through July 31, 2025
 - c) Discuss 2026 Budget
- 6) Legal Matters
 - a) Consider Approval of Resolution Adopting a District Fence Maintenance Policy
 - b) Discussion Regarding Annual Meeting Notice Requirements
 - c) Discussion Regarding Parking Rules and Regulations - Signage and Authorization Form



- 7) Management Matters
 - a) Manager's Report
 - b) Brightview Monthly Maintenance Report – August
 - c) Accounts for Restrictive Covenant Agreements

- 8) Construction Matters
 - a) Consider Approval of Proposal to Install Breeze Path
 - b) Consider Change Order from BrightView for Work in Landscape 2024 Areas
 - c) Review of Park Plans
 - d) Consider Approval of Snow Removal Agreement with BrightView *

- 9) Public Comment: Members of the public may express their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. 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) Other Matters
 - a) None

- 11) Adjournment

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

