

**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: December 10, 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 November 12, 2025
 - b) Approval of Minutes of District No. 2 Annual Meeting held November 12, 2025
- 5) Financial Matters
 - a) Consider Approval/Ratification of Payables
 - b) Consider Approval of Unaudited Financial Statements for period ending October 31, 2025 (District Nos. 1 & 2)
 - c) Conduct Public Hearings on 2025 Budget Amendments

- i) Consider Adoption of Resolutions Amending the 2025 Budgets
 - d) Conduct Public Hearings on 2026 Budgets
 - i) Consider Adoption of Resolutions Adopting 2026 Budgets, Imposing Mill Levies and Appropriating Funds
- 6) Legal and Insurance Matters
 - a) Discuss and Review Proposals for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage
 - b) Consider Authorization of Exclusion from Workers' Compensation Coverage
- 7) Management Matters
 - a) Consider Approval of 2026 OCH Terms of Engagement
 - b) Consider Approval of Proposal for Fence Staining in Filing 4
 - c) Manager's Report
 - d) Brightview Monthly Maintenance Report – November
- 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.
- 9) Other Business
- 10) Executive session of the Boards of Directors for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to Brightview landscape maintenance agreements pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.
- 11) Adjournment

The next Regular Meeting of the Board of Directors is scheduled for: January 14, 2025 - 8:30 a.m.