

ORCHARD FARMS METROPOLITAN DISTRICT

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: December 3, 2025

TIME: 5:00 p.m.

LOCATION: Zoom

ACCESS: Board members, consultants and members of the public may participate by teleconference or by computer/tablet by utilizing the following information

To attend via Zoom Videoconference, use the below link:

<https://us06web.zoom.us/j/83588890909?pwd=mz98HFQL67QDnBoaKqp7nmWXFxfH3c.1>

To attend via telephone, dial 720-707-2699 and enter the following additional information:

Meeting ID: 835 8889 0909

Passcode: 392711

Board of Directors

Randy Stutz
Brian McNelly
John King
Nate Watkins
Ed Passini

Office

President
Secretary
Treasurer
Assistant Secretary
Assistant Secretary

Term Expires

May, 2029
May, 2027
May, 2029
May, 2029
May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order.
- B. Declaration of quorum and reaffirmation of disclosures.
- C. Approval of agenda.
- D. Public Comment. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
- E. Consider adoption of the 2026 Annual Administrative Matters Resolution (enclosure).
- F. Schedule 2026 Annual Meeting.

II. CONSENT AGENDA – The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda upon request of any Board member.

- A. Approval of October 1, 2025 Board Meeting Minutes, October 6, 2025 Work Session Minutes and October 29, 2025 Board Meeting Minutes (enclosure).
- B. Approval of claims payable in the amount of \$127,928.40 (enclosure).
- C. Acknowledge playground inspection report (enclosure).
- D. Approval of Amended Digital Accessibility Policy (enclosure).

III. FACILITIES MANAGEMENT / DISTRICT OPERATIONS

- A. District Manager’s Report.
- B. Consider approval of Design Guidelines.
 - 1. Discuss compliance inspection dates.
 - 2. Discuss Advisory Committee Members.

IV. LEGAL MATTERS

- A. Discussion and update regarding Resolution Regarding Acceptance of Public Improvements (Portion of Tract B, Tracts C and G) (enclosure).
- B. Consider approval of Engagement Letter with WBA, PC for Legal Services (enclosure).

V. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- B. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget (enclosure).
- C. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money (enclosure).
- D. Review and consider approval of engagement with Wipfli to prepare the 2025 Audit.
- E. Review and consider approval of 2026 Fee Schedule (enclosure).

VI. DIRECTORS’ MATTERS

- A. Discuss Flock Camera Community Meeting.

VII. MANAGER MATTERS

- A. Review and consider approval of no trespassing sign options (enclosure).
- B. Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any) (enclosure).
- C. Review and consider approval of workers' compensation coverage for 2026 (enclosure).
- D. Review and consider approval of CLA Statements of Work for 2026 for management, accounting, billing and community management services (enclosure).
- E. Review and acknowledge CLA Cash Access Policy (enclosure).

VIII. OTHER BUSINESS

- A. Schedule Design Guidelines Work Session and Fine Hearing.

IX. ADJOURNMENT

The next Board meeting is scheduled for February 4, 2025 at 5:00 p.m. via Zoom.