ORCHARD FARMS METROPOLITAN DISTRICT

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: December 2, 2026

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/86415543361?pwd=Nj4g3UZNbAzF5TDa5cbJ9yFI4RiMvR.1

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

Meeting ID: 864 1554 3361
Passcode: 073377

Board of Directors	Office	Term Expires
Randy Stutz	President	May, 2029
Brian McNelly	Secretary	May, 2027
John King	Treasurer	May, 2029
Nate Watkins	Assistant Secretary	May, 2029
Ed Passini	Assistant Secretary	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 Resolution Regarding 2027 Annual Administrative Matters (enclosure).

1. List dates, time and location.

F. Schedule 2027 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 7, 2026 Regular Meeting Minutes (enclosure).

B. Approval of claims payable in the amount of $107,750.14 (enclosure).

C. Approval of Notices to Electors Pursuant to § 32-1-809, C.R.S. (enclosure).

D. Consider Approval of Amended and Restated Public Records Request Policy (enclosure).

E. Adoption of 2027 Resolution Designating Meeting Notice Posting Location (enclosure).

III. FACILITIES MANAGEMENT / DISTRICT OPERATIONS

IV. FINANCIAL MATTERS

A. Review and consider acceptance of Schedule of Cash Position (enclosure).

B. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

C. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).

D. Review and consider approval of engagement letter with Wipfli to prepare the 2026 Audit.

E. Acknowledge CLA Cash Access Policy (enclosure).

V. LEGAL MATTERS

A. Discussion and update regarding Resolution Regarding Acceptance of Public Improvements (Portion of Tract B, Tracts C and G).

B. 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).

C. Consider approval of Updated Engagement Letter with WBA, PC for Legal Services (enclosure).

D. Consider Adoption of Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer (enclosure).

VI. DIRECTORS' MATTERS

A. Discussion and re-vote of Flock Camera Installation.

VII. MANAGER MATTERS

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

B. Review and consider approval of workers' compensation coverage for 2027 (enclosure).

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

E. Discussion regarding Streamline Price Increase (enclosure).

VIII. OTHER BUSINESS

IX. ADJOURNMENT

There are no Board meetings scheduled for the remainder of 2026.