

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: August 5, 2026

TIME: 5:00 p.m.

LOCATION: Pavilion in the Park
16120 Columbine Street,
Thornton, Colorado, 80602

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.

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 June 3, 2026 Regular Meeting Minutes (enclosure).
- B. Approval of claims payable in the amount of \$134,347.44 (enclosure).
- C. Ratification of Drainage Channel Maintenance Agreement (enclosure).
- D. Ratification of Updated Residential Improvement Guidelines and Site Restrictions (enclosure).
- E. Ratification of 2025 Audit (enclosure).

III. FACILITIES MANAGEMENT / DISTRICT OPERATIONS

IV. LEGAL MATTERS

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

V. FINANCIAL MATTERS

- A. Review and consider acceptance of June 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).

VI. DIRECTORS' MATTERS

- A. Discuss 2401 E. 163rd Place Construction.
- B. Discussion of Park Reservation Form Revisions.
- C. Discuss Painting Guidelines for Sheds.

VII. MANAGER MATTERS

VIII. OTHER BUSINESS

- A. Confirm quorum for October 7th, 2026 meeting.

IX. ADJOURNMENT

The next regular Board meeting is scheduled for October 7, 2026 at 5:00 p.m. via Zoom.