

**NOTICE OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGHLANDS-MEAD METROPOLITAN DISTRICT**
Tuesday, January 20, 2026, at 5:30 p.m., via teleconference

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of the Highlands-Mead Metropolitan District will be held Tuesday, January 20, 2026, at 5:30 p.m., in person. The meeting is open to the public.

In Person at: The Merc
4340 CO-66
Mead Co 80504

Join Zoom Meeting
<https://zoom.us/j/85026805271>
Meeting ID: 850 2680 5271
One tap mobile
+17193594580,,85026805271#

Director	Office	Term
Bryon Fessler	President	Term to May 2029
Scott Felter	Vice President/Assistant Secretary	Term to May 2027
Rene Singer	Treasurer	Term to May 2029
Joshua Crites	Secretary	Term to May 2029
Janice Bachmann	Assistant Secretary	Term to May 2027

AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. 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.
5. 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, if desired.
 - a. Approval of October 20, 2025 Meeting Minutes (enclosure)
 - b. Approval of October 20, 2025 Annual Meeting Minutes (enclosure)
 - c. Approval of December 4, 2025 Special Meeting Minutes (enclosure)
6. Director Matters
 - a. Board Member Continuity.
 - b. Ratification of winter watering contract with Mill Brothers for an estimated \$2,068.80 (enclosure).
 - c. Ratification of accounting services contract with Metro District Accounting Services for \$22,500 (enclosure).

- d. Special District Association (SDA) Membership and Board Member Access to Training, Best Practices, Training, etc. (enclosure).
- e. Discuss and Schedule Board Retreat.

7. Legal Matters

- a. Update on Foreclosures.
- b. Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents (enclosures).
- c. Consider Adoption of Changes to Design Guidelines & Homeowner Handbook (enclosure).
- d. Discuss Prior Board's Resolution Regarding Acquisition of The Highlands Filing No. 1 Final Plat Landscape Improvements For Maintenance, Town of Mead's Conditional Acceptance and Highlands Mead, LLC Need to Obtain Town of Mead's Final Acceptance; Consider Adoption of Resolution Rescinding Prior Resolution (enclosure).
- e. Consider Approval of Updated WBA, PC Engagement Letter per HB25-1090 (enclosure).

8. Financial Matters

- a. Ratify approval of Claims (enclosure).
- b. Acceptance of December 31, 2025 Financial Statements (enclosure).
- c. Present 2026 Approved Budget (enclosure).
- d. Update on Transition to New District Accountant.

9. Management Matters

10. Other Business

- a. Next Regular Meeting: Scheduled for April 20, 2026.

11. Adjourn