NOTICE OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGHLANDS-MEAD METROPOLITAN DISTRICT
Monday, July 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 Monday, July 20, 2026, at 5:30 p.m., via Zoom. The meeting is open to the public.

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. Approve April 20, 2026 Meeting Minutes (enclosure)
   b. Approve June 16, 2026 Meeting Minutes (enclosure)
   c. Ratify approval of Claims (enclosure).
   d. Accept June 30, 2026 Financial Statements (enclosure).
   e. Accept June 30, 2026 Aging Report (enclosure).
   f. Ratify the use of Smartwebs for Design Review Requests and Covenant Enforcement for $75/month (enclosure).
   g. Ratify Proposal for Collection and Covenant Enforcement Services from Orten Cavanaugh Homes & Hunt, LLC (enclosure)
   h. Ratify Proposal for Emergency Phase 2 Landscaping Maintenance from Mill Brothers for the rest of 2026 for $12,281.22 (enclosure)

i. Ratify Proposal for Billing Services for our Operations Fee from American Conservation & Billing Services (AmCoBi), No Rate Increase from Previous Year (enclosure).

6. Reports
   a. District Manager (enclosure)
   b. Board Members
   c. Committees

7. Other Matters
   a. Discuss Smartwebs Platform Implementation for Covenant Enforcement and Design Review.
   b. Consider Approval of Mill Brothers Proposal to Replace 7 Dead Trees in Phase 1 for $6,051.86 (enclosure).
   c. Consider Approval of Mill Brothers Proposal to Complete 3 Native Weed Control Applications for $1,843.98 (enclosure).
   d. Consider Approval of Mill Brothers Proposal for Snow Removal for the 2026-2027 Season (enclosure).
   e. Consider Changing the Operations Fee from Quarterly to Semiannually with payments sent out on January 1st and July 1st, starting January 1, 2027 (enclosure).
   f. Consider changing delinquent fee foreclosure threshold to $2,800 (2 years) threshold.
   g. Confirmation of public improvement conveyance and acceptance policy and procedures (Town SIA and letters of credit requirements, Town initial and final acceptance conditions and requirements, public improvement standards required in Service Plan, and various conditions and requirements as contemplated in public improvement and acquisition agreements).

8. Adjourn