

RED BARN METROPOLITAN DISTRICT

7555 E. Hampden Avenue, #501
Denver, Colorado 80231
Tel: 720-213-6621
www.redbarnmd.org

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Cynthia Myers	President	2029/May 2029
Mark Hensley	Treasurer	2029/May 2029
LeRoy Van Dyke	Secretary	2029/May 2029
Joseph Sutton	Assistant Secretary	2027/May 2027
<i>VACANT</i>		2027/May 2027

DATE: November 6, 2025
TIME: 10:00 A.M.
LOCATION: Via Zoom

Join Zoom Meeting
<https://zoom.us/j/8830224247>
Password: 0000
Meeting ID: 883 022 4247
Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve agenda; confirm location of meeting and posting of meeting notice.
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- C. Review and consider approval of the July 14, 2025 Special Meeting Minutes and July 14, 2025 Annual Meeting Minutes (enclosures).
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- 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.
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- E. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting 24-Hour Notices (enclosure).
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- F. Discuss District's insurance and authorize renewal of and documents necessary to obtain additional insurance and/or maintain coverage through the Colorado Special Districts Property and Liability Pool, authorize 2026 agency services with Highstreet TCW Risk Management and authorize renewal of membership in the Special District Association ("SDA").
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- G. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).
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II. FINANCIAL MATTERS

- A. Review and consider ratification of payment of claims (enclosure).
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- B. Review and consider acceptance of Unaudited Financial Statements for the period ending September 30, 2025 (to be distributed).
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- C. Review Memo from Public Alliance LLC regarding Rates for Management Services (enclosure).
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- D. Discuss and consider approval of the Third Amendment to Operation Funding Agreement between the District and Century Land Holdings, LLC (enclosure).
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- E. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
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- F. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (Budget Resolutions and 2026 Draft Budget enclosures).
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- G. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.
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- H. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”) and direct District Manager and/or District Accountant to file Certification with the Board of County Commissioners and other interested parties.
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- I. Consider the appointment of District Accountant to prepare the 2027 Budget.
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- J. Discuss statutory requirements for an audit and consider the engagement of Flynn CPA, LLC to perform the 2025 Audit.
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III. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.
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- B. Conduct Public Hearing to consider inclusion of approximately 11.10 acres of real property owned by 13-32 Development, LLC into the boundaries of Red Barn Metropolitan District and consider adoption of a Resolution for Inclusion of Real Property (enclosures: Petition and Resolution).
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- C. Direct staff regarding updated disclosure pursuant to Section 32-1-104.8, C.R.S.
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IV. CAPITAL MATTERS

- A. Discuss status of development.
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V. OPERATION AND MAINTENANCE

- A. Review and consider approval of a Service Agreement for Snow Removal Services between the District and Brightview Landscape Services, Inc. (enclosure).
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- B. Review and consider approval of a Service Agreement for Landscape Maintenance Services between the District and Brightview Landscape Services, Inc. (enclosure).
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C. Discuss future operation and maintenance obligations.

D. Discuss Bill of Sale regarding improvements on Tract A and Outlots B through P.

E. Review Final Acceptance for Red Barn Phase 1 Landscape (enclosure).

VI. COVENANT ENFORCEMENT/DESIGN REVIEW

A. Report from Community Manager / Violations Report / Design Review Report.

VII. OTHER BUSINESS

A. _____

VIII. ADJOURNMENT

There are no more regular meetings scheduled for 2025.