

DEER CREEK METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Wednesday, October 28, 2026

TIME: 4:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/212430286242625?p=Bi6l22UoigC99IPLwY>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 308 594 148#

Board of Directors

Tim Collins
Joyce Wallace
Carrol Cook
Vacant
Vacant

Office

President
Secretary/ Treasurer
Assistant Secretary
Director
Director

Term Expires

May, 2029
May, 2027
May, 2029
May, 2027
May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting, posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Consider adoption of the Resolution No. 2026-10-01 Regarding 2027 Annual Administrative Matters (enclosure).
- F. Authorize renewal of membership in the Special District Association for 2027.

II. CONSENT AGENDA

- A. Ratify Notice of Award Agreement to Hall Contracting, LLC (enclosure).
- B. Review and consider approval of Minutes from August 31, 2026 special meeting (enclosure).

- C. Acknowledge updated maintenance maps (enclosure).

III. MANAGER MATTERS

- A. Review and consider approval of CLA Statements of Work for 2027 for management services, accounting services and payroll services (enclosures).
- B. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).
- C. Review and consider approval of workers' compensation coverage for 2027 (enclosure).

IV. ENGINEER'S REPORT

- A. Trail amenities improvement update.
- B. Jeffco Grant update.

V. LANDSCAPE MATTERS

- A. Review proposal comparison chart and consider approval of proposal for 2026-2027 landscape maintenance and snow removal services (enclosures):
 - Sustainable Roots Landscape, Co.
 - Landscape Endeavors
 - Environmental Designs LLC
 - Sustainable Landscapes Colorado
- B. Review and consider approval of 2027 Annual Tree Care proposal from Bailey Tree LLC for Town Homes, Redstone Ridge, Condos and Master in the amount of \$117,631.00 and authorize District manager to send the annual tree care partnership letter to the HOAs (enclosures).
- C. October 2026 Landscape Maintenance Report.

VI. FINANCIAL MATTERS

- A. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.
- B. 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 (enclosures).
- C. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form ("MLC") for certification to the Board of County Commissioners and other interested parties.

- D. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2026.
- E. Review and consider acceptance of the September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- F. Review and consider approval/ratify approval of Interim Claims (enclosure).
- G. Acknowledge CLA Cash Access Policy (enclosure).

VII. LEGAL MATTERS

- A. 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 (enclosure).
- B. Designate Spencer Fane LLP as District General Counsel for 2027.
- C. Review and consider approval of agreement for 2027 Graffiti Removal Services with Lighting Mobile Services (enclosure).
- D. Review and consider approval of agreement for 2027 Maintenance Services with CDR Construction, LLC (enclosure).
- E. Review and consider approval of agreement for 2027 Engineering Services with RG and Associates, LLC (enclosure).
- F. Review and consider approval of agreement for 2027 Project Management services with Livable Cities Studios (enclosure).

VIII. DIRECTORS’ MATTERS

IX. ADJOURNMENT

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