VISTA MEADOWS METROPOLITAN DISTRICT

7555 E. Hampden Ave., Suite 501
Denver, CO 80231
Tel: 720-213-6621

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:	Office:	Term/Expires:
Gene Osborne	President	2027/May 2027
John Fitzsimmons	Treasurer/Secretary	2029/May 2029
Terence Dale	Asst. Secretary	2029/May 2029
Jacob Fitzsimmons	Asst. Secretary	2029/May 2029
VACANT		2027/May 2027

DATE: November 11, 2026
TIME: 10:30 A.M.
PLACE: Via Zoom: https://zoom.us/j/89835818567
Meeting ID: 898 3581 8567
Dial-in: 719-359-4580

I. ADMINISTRATIVE MATTERS

A. Call to Order, Disclosures of Potential Conflicts of Interest, if any.

B. Approve Agenda, confirm quorum and posting of meeting notices.

C. Review and Approve Minutes of the October 30, 2025 Special Meeting and Town Hall Meeting (enclosures).

D. Accept Resignation of Director Jacob Fitzsimmons.

E. Consider Appointment of Director to Fill Vacancy:

1. Administer Oath of Office (enclosures).

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2. Election of Officers.

II. FINANCIAL MATTERS

A. Review and Consider Ratification of Payment of Claims (enclosure).

A. Review of September 30, 2026 Financial Statements (enclosure).

B. Review and Consider Ratification of 2025 Audit (enclosure).

C. Review and Consider Approval of 2026 Audit Engagement Letter (to be distributed).

D. Review of Fraud Prevention Memo (enclosure).

E. 2026 Amended Budget:

1. Conduct Public Hearing on the Proposed 2026 Budget Amendment.

2. Consider Approval of Resolution to Amend the 2026 Budget and Appropriate Expenditures (enclosure).

F. 2027 Budget:

1. Conduct Public Hearing on the Proposed 2027 Budget.

2. Consider Adoption of Resolution to Adopt the 2027 Budget, Certify Mill Levy, and Appropriate 2027 Expenditures (enclosure).

III. LEGAL MATTERS

A. Review and Consider Approval of 2027 Annual Administrative Resolution (enclosure).

B. Consider Approval of Resolution Calling the May 4, 2027 Regular Election (enclosure).

C. Consider an Amendment to the District's Policies and Amended Rules and Regulations Governing Enforcement of the Covenants and Restrictions of Vista Meadows Subdivision (enclosure).

D. Consider Approval of Amendment No. 1 to the Architectural Review Design Guidelines (enclosure).

IV. OTHER MATTERS

A. 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.

V. ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2026.