

**NOTICE OF SPECIAL MEETING OF
TIMBERLEAF METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors (the “**Board**”) of the Timberleaf Metropolitan District (“**District**”), located in the City of Thornton, Adams County, Colorado, will be held on Wednesday, November 12, 2025, at 3:00 p.m. (or as soon thereafter as possible) via videoconference. Any member of the public may attend by computer or phone by accessing the Zoom details below. At this meeting the Board will take up regular business of the District and any other matters as may come before the Board.

To join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join:

<https://zoom.us/j/95567968417?pwd=hhkM34STvk9mvlCRYmvQWUGf8LWpzq.1>

By phone at: 1 (719) 359-4580

Meeting ID: 955 6796 8417

Passcode: 9852660

Bryan Reid	President	May 2029
Kate Cloud	Treasurer	May 2029
Vacancy		May 2027
Vacancy		May 2027
Vacancy		May 2027

AGENDA

1. Call to Order / Establish Quorum
2. Disclosures of Potential Conflicts of Interest
3. Discuss / Approve Agenda
4. Public Comment, Comments are limited to three (3) minutes per person
5. Administrative Matters
 - a. Approval of Minutes of April 29, 2025, Special Meeting
6. Legal Matters
 - a. Consider Appointments to fill Vacancies
 - i. Election of Officers
 - b. Approval of 2026 Annual Administrative Resolution
7. Financial Matters
 - a. Presentation of Unaudited Financial Statements for the Period Ending September 30, 2025
 - b. Consider Ratification of Payables for the Period May 1, 2025, through October 31, 2025
 - c. Conduct Public Hearing on 2025 Budget Amendment. Consider Adoption of Resolution
 - d. Conduct Public Hearing on 2026 Budget. Consider Adoption of Resolution Adopting 2026 Budget, Appropriating Sums of Money, and Setting Mill Levies

- e. Consider authorizing the District Accountant to Prepare and Sign the DLG-70 Mill Levy Certification Form for Certification to the Board of County Commissioners and Other Interested Parties
8. District Matters
- a. Discuss and Consider Approval of DesignScapes 2025-2026 Snow Contract
 - b. Discuss and Consider Approval of DesignScapes 2026 Landscape Maintenance Contract
 - c. Discuss and Consider Approval of CCG Management Contract/Contract with Accounting Included
 - d. Discuss and Consider Engaging Orten Cavanagh Holmes & Hunt to provide Collection Services
 - e. Discuss and Consider Approval of Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage – Review Property Schedule
9. Other Matters
10. Adjournment

This meeting is open to the public.