**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 **Thursday, October 8, 2026, at 5:30 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/94273765940?pwd=TIlXPczJYa5UenBfLbsGba2IC135tZ.1
**By phone at: 1 (719) 359-4580**
**Meeting ID: 942 7376 5940**
**Passcode: 692213**

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|---|---|---|
| Keith Carpenter | President | May 2027* |
| Mike Kerr | Treasurer | May 2027* |
| Rick Mendez | Secretary | May 2027* |
| Vacancy | | May 2027 |
| Vacancy | | May 2027 |

**This seat will be a two-year term at the May 2027 Election*

**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 April 28, 2026 Special Meeting Minutes, *(enclosed)*
6. Financial Matters
    a. Presentation of Unaudited Financial Statements *(enclosed)*
    b. Consider Ratification of Payables *(enclosed)*
    c. Audit Status / Report
7. District Matters
    a. Discuss and Consider Approval of DesignScapes 2026-2027 Snow Contract
    b. Discuss and Consider Approval of DesignScapes 2027 Landscape Maintenance Contract
    c. Ratify proposals from DesignScapes
        i. Holiday Lights installed on the monuments
        ii. Fall bulbs planted
    d. Discuss and Consider Property Insurance Deductible Options *(enclosed)*

8. Legal Matters
    a. Executive Session under Section 24-6-402(4)(b), C.R.S., to confer with District counsel to obtain legal advice regarding theft of District property and potential next steps.
        i. Potential action on items discussed in executive session.
    b. Consider Appointments to fill Vacancies, *(enclosed)*
        i. Election of Officers
    c. Discuss and Consider Approval of Resolution Accepting Public Improvements (*enclosed*)

9. Other Matters

10. Next Meeting - TBD

11. Adjournment

This meeting is open to the public.