

**BELFORD NORTH METROPOLITAN DISTRICT (“BNMD”)
BELFORD SOUTH METROPOLITAN DISTRICT (“BSMD”)**

7555 E. Hampden Ave., Suite 501

Denver, Colorado 80231

Websites: www.belfordnorthmetro.com; www.belfordsouthmetro.com

District Managers’ Emails:

aj@publicalliancecellc.com; justin@publicalliancecellc.com

NOTICE OF JOINT REGULAR MEETING AND AGENDA

<u>Boards of Directors:</u>	<u>Office:</u>	<u>BNMD Term:</u>	<u>BSMD Term:</u>
Lawrence Jacobson	President	2029/May 2029	2029/May 2027
Jeffrey Jacob Schroeder	Vice President	2029/May 2029	2029/May 2027
Blake Amen	Secretary/Treasurer	2029/May 2029	2029/May 2027
Megan Waldschmidt	Assistant Secretary	2027/May 2027	2027/May 2029
Paige Langley	Assistant Secretary	2027/May 2027	2027/May 2029

DATE: October 21, 2026

TIME: 10:30 a.m.

PLACE: VIA TELECONFERENCE AT:

<https://zoom.us/j/82686686308>

Meeting ID: 826 8668 6308

Dial In: (719) 359-4580

One tap mobile: +17193594580,,82686686308#

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 and posting of meeting notices.

D. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. DEVELOPER MATTERS

A. Development Activity Update.

III. CONSENT AGENDA

A. Belford North Metropolitan District:

1. Approve Minutes of the October 15, 2025, November 14, 2025, and July 15, 2026 Annual Meetings (enclosures).
 2. Ratification of Payment of Claims (enclosure).
 3. Acceptance of Unaudited Financial Statements (enclosure).
 4. Ratification of 2025 Audit.
 5. Approval of Renewal of Workers Compensation Coverage, and SDA Membership for 2026 (enclosures).
 6. Review and Consider Approval of 2027 Insurance Renewal and Coverage through the Colorado Special Districts Property and Liability Pool. Discuss changes needed to property schedule (if any) (enclosure).
 7. Ratification of 2025 Annual Report (enclosure).
 8. Ratification of Independent Contractor Agreement for 2026-2027 Snow Removal Services with All Phase Landscape Construction, Inc. (enclosure).
 9. Ratification of Independent Contractor Agreement with All Phase Landscape Construction, Inc. for 2025-2026 Snow Removal Services (enclosures).
 10. Ratification of First, Second, & Third Addendums to Independent Contractor Agreement with All Phase Landscape Construction, Inc. for Landscape Maintenance Services (enclosures).
 11. Adoption of Resolution of the Board Calling May 4, 2027 Director Election (enclosure).
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B. Belford South Metropolitan District:

1. Approve Minutes of the October 15, 2025 and July 15, 2026 Annual Meetings (enclosures).
 2. Ratification of 2025 Audit.
 3. Ratification of 2025 Annual Report (enclosure).
 4. Approval of Renewal of Workers Compensation Coverage, and SDA Membership for 2026 (enclosures).
 5. Review and Consider Approval of 2027 Insurance Renewal and Coverage through the Colorado Special Districts Property and Liability Pool. Discuss changes needed to property schedule (if any) (enclosure).
 6. Adoption of Resolution of the Board Calling May 4, 2027 Director Election (enclosure).
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IV. FINANCIAL MATTERS

- A. Conduct Public Hearing to Consider Amendment to 2025 Budgets and Consider Adoption of Resolutions to Amend the 2025 Budget and Appropriate Expenditures (enclosures)
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- B. Conduct Public Hearing to Consider Amendment to 2026 Budgets (if necessary) and Consider Adoption of Resolutions to Amend the 2026 Budgets and Appropriate Expenditures (enclosures)
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- C. Conduct Public Hearing on the Proposed 2027 Budgets and Consider Adoption of Resolutions to Adopt the 2027 Budget and Appropriate Sums of Money, and to Set Mill Levies (enclosures)
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- D. Review Proposals and Consider Approval of Auditor for Preparation of 2026 Audit
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V. LEGAL MATTERS

- A. Review and Consider Adoption of the 2027 Annual Administrative Resolutions (enclosures).
 - a. Third Wednesday of July and October, 2027, at 10:30 a.m. via Zoom
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- B. Consider Approval of Engagement Letter with WBA, PC for Legal Services (enclosures)
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- C. Consider Approval of Recreational Trail Easement Agreement with the Town of Parker (enclosure). (BNMD)
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VI. MANAGER MATTERS

- A. Belford South Metropolitan District: Discuss Homeowner's Trail Construction Questions.
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- B. Review and Consider Approval of Fourth Addendum to Independent Contractor Agreement with All Phase Landscape Construction, Inc. for Landscape Maintenance Services (enclosure). (BNMD)
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VII. OTHER BUSINESS

A.

VIII. ADJOURNMENT – There are no further regular meetings scheduled for 2026.