

GREEN GABLES METROPOLITAN DISTRICT NO. 1

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 18, 2025

TIME: 12:00 p.m.

LOCATION: Club House
2139 S. Reed Street
Lakewood, CO 80227

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWU2MzE2YzItNzdkMS00ZGFiLTlhM2MtNmVjYjI5NGIyODlm%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 742 657 201#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
JoAnn Zelasko	President	May, 2027
Bob Robitaille	Treasurer	May, 2027
Lisa Hall	Secretary	May, 2029
Paul Bartos	Assistant Secretary	May, 2027
Les Steckler	Assistant Secretary	May, 2029

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Confirm quorum, location of meeting and posting of meeting notice.
- C. Consider adoption of the Resolution Regarding 2026 Annual Administrative Matters (enclosure).
- D. Schedule 2026 annual meeting.

II. CONSENT AGENDA

- A. Review and consider approval of the August 5, 2025 Special Meeting and August 5, 2025 Annual Meeting (enclosures).
- B. Review and consider approval of Brightview Landscape Services, Inc. Client Pricing Agreement for 2025-2026 Annual Snow Services (enclosure).

- C. Review and consider approval of Brightview Landscape Services, Inc. Landscaping Services Agreement for 2026 (enclosure).
- D. Review and consider approval of proposal from Brightview Landscaping Services, Inc. for pond cleaning in the amount of \$43,000.00 (enclosure).
- E. Review and ratify 2024 Annual Report (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2025 Unaudited Financial Statements (enclosure).
- B. Review and ratify/approve prior claims in the amount of \$299,742.70 (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
- D. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosures).
- E. 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.
- F. Consider appointment of District Accountant to prepare 2026 Budget.
- G. Review and consider approval of engagement with Fiscal Focus Partners to prepare the 2025 Audit (enclosure).

IV. LEGAL MATTERS

- A. Review and consider adoption of updated CORA Policy Resolution (enclosure).
- B. Other.

V. MANAGER MATTERS

- A. Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to the property schedule (if any) (to be distributed).
- B. Review and consider approval of worker’s compensation coverage for 2026 (enclosure).
- C. Review and consider approval of CLA Statement(s) of Work for 2026 Management and Accounting Services. Review and acknowledge CLA Cash Access Policy (enclosures).

VI. DIRECTOR MATTERS

VII. OTHER BUSINESS

A. Public comment.

VIII. ADJOURNMENT

There are no more regular meetings scheduled for 2025.