GREEN GABLES METROPOLITAN DISTRICT NO. 1

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 11, 2026

TIME: 11:00 a.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/meet/2288937075716288?p=1mjc8qiD3GU1FMUotB

To attend via telephone, dial 720-547-5281 and enter Conference ID: 549 108 04#

Board of Directors	Office	Term Expires
JoAnn Zelasko	President	May, 2027
Bob Robitaille	Treasurer	May, 2027
Lisa Hall	Secretary	May, 2029
Les Steckler	Assistant Secretary	May, 2029
Vacant	Assistant Secretary	May, 2027

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 2027 Annual Administrative Matters (enclosure).

i. Confirm 2027 meeting dates and time.

D. Schedule 2027 annual meeting.

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E. Discuss vacancy on the Board and consider appointment of District eligible elector, Mary Ann Looby, to the Board of Directors of the District.

F. Consider appointment of officers.

President: _____
Secretary: _____

Treasurer: _____
Assistant Secretary: _____
Assistant Secretary: _____

II. CONSENT AGENDA

A. Review and consider approval of the November 18, 2025 Regular Meeting Minutes (Budget Hearing), the August 26, 2026 Annual Meeting Minutes, the August 26, 2026 Special Meeting Minutes and the October 30, 2026 Special Meeting/Budget Workshop) Minutes (enclosures).

B. Review and ratify 2025 Annual Report (enclosure).

C. Review and ratify filing of the 2025 Audit (enclosure).

D. Review and consider approval of contract with Sustainable Roots Landscape Company, LLC for 2026-2027 Snow Removal Services (enclosure).

E. Review and consider ratification of Landscape Service Agreement with Sustainable Roots Landscape Company, LLC for 2027 Landscaping Services (enclosure).

F. Review and consider ratification of Service Agreement with Rocky Mountain Pump & Controls, LLC for 2026 Pump House Maintenance Services (enclosure).

G. Review and consider ratification of Service Agreement with Weed Wranglers for 2026 Weed Control Services (enclosure).

H. Review and consider ratification of Service Agreement with Martin/Martin, Inc. for irrigation conversion in an amount not to exceed $8,900.00 (enclosure).

III. FINANCIAL MATTERS

A. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements (enclosure).

B. Review and ratify/approve prior claims in the amount of $142,375.90 (enclosure).

C. Discuss funding irrigation.

D. Conduct Public Hearing to consider amendment of the 2026 Budget, if necessary, and consider adoption of Resolution to Amend the 2026 Budget.

E. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosures).

F. 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.

G. Consider appointment of District Accountant to prepare 2028 Budget.

H. Review and consider approval of engagement with Fiscal Focus Partners to prepare the 2026 Audit (enclosure).

IV. LEGAL MATTERS

A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).

V. MANAGER MATTERS

A. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to the property schedule (if any) (enclosure).

B. Review and consider approval of worker's compensation coverage for 2027 (enclosure).

C. Review and consider approval of CliftonLarsonAllen LLP Statement(s) of Work for 2027 Management and Accounting Services. Review and acknowledge CLA Cash Access Policy (enclosures).

VI. DIRECTORS MATTERS

VII. OTHER BUSINESS

A. Public comment.

VIII. ADJOURNMENT

There are no more regular meetings scheduled for 2026.