

MEADOWBROOK CROSSING METROPOLITAN DISTRICT

121 S. Tejon St., Suite 1100
Colorado Springs, CO 80903
Phone: 719-635-0330
www.meadowbrookcrossingmetrodistrict.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: July 29, 2026

TIME: 1:00 p.m.

LOCATION: Equity Group
90 S. Cascade Avenue, Suite 1500
Colorado Springs, CO 80903

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

<https://teams.microsoft.com/meet/244757455390553?p=fMuDZooTRGR4Ly0N52>

To attend via telephone, dial 720-547-5281 and enter Conference ID 427 065 267#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Deirdre Aden-Smith	President	May, 2027
Rebecca Mientka	Vice President	May, 2027
Michael Salsgiver	Secretary/Treasurer	May, 2027
Melissa Harrison	Assistant Secretary	May, 2029
Kelly Nelson	Assistant Secretary	May, 2029

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 Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of minutes from the March 25, 2026 regular meeting (enclosure).

II. FINANCIAL MATTERS

- A. Review and ratify approval of interim claims totaling \$39,782.22 (enclosure).

- B. Review and consider acceptance of June 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections (to be distributed).
- C. Ratify BrightView Landscape Services Agreement Cancellation (enclosure).
- D. Review and consider approval of the 2025 Audit (to be distributed).
- E. Review and consider approval of the Q2 CDA (enclosure).
- F. Construction Update.
- G. 2nd Cost Certification Update.

III. LEGAL MATTERS

IV. MANAGER MATTERS

- A. Billing Services Update.
- B. Covenant Enforcement Update.
- C. Review and consider approval of engagement with HBS LLC for trash services (enclosure).
- D. Review and consider approval of BrightView Snow Removal for 2026 (enclosure).
- E. Review and consider approval of Timberline Landscaping for 2026 - \$19,180.92 (enclosure).
- F. Review and consider approval of BrightView Installation of 4 Pet Stations - \$3,532.54 (enclosure).
- G. Review and consider approval of BrightView Mulch Re-Fresh - \$6,537.09 (enclosure).
- H. Review and consider approval of BrightView Extra Work - \$1,433.19 (enclosure).
- I. Review and consider approval of Brick Sound Wall Repair with Schanel Construction, Inc. in the amount of \$7,720.00 (enclosure).

V. OTHER BUSINESS

- A. Development Update.
- B. Discussion regarding maintenance agreement between the District and private lots.

VI. ADJOURNMENT

The next scheduled meeting is August 26, 2026 @ 1:00 p.m.