

BELFORD NORTH METROPOLITAN DISTRICT & BELFORD SOUTH METROPOLITAN DISTRICT

7555 E. Hampden Ave., Suite 501

Denver, Colorado 80231

Website: www.belfordnorthmetro.com

<https://www.belfordsouthmetro.com>

District Managers' Emails:

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NOTICE OF SPECIAL MEETINGS AND AGENDA

Boards of Directors:

Lawrence Jacobson

Jeffrey Jacob Schroeder

Blake Amen

Megan Waldschmidt

Paige Langley

Office:

President

Vice President

Secretary/Treasurer

Assistant Secretary

Assistant Secretary

Term/Expiration:

2029/May 2029

2029/May 2029

2029/May 2029

2027/May 2027

2027/May 2027

DATE: October 15, 2025

TIME: 10:30 a.m.

PLACE: VIA TELECONFERENCE AT:

<https://zoom.us/j/5657009011>

Meeting ID: 565 700 9011

Participant Code: press #

Dial In: [\(719\) 359 4580](tel:(719)3594580)

One tap mobile: +17193594580,,5657009011#

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.

II. DEVELOPER MATTERS

- A. Development Activity Update

III. CONSENT AGENDA

- A. Approval of Minutes from the October 16, 2024 and August 12, 2025 Special Meetings (enclosures).
- B. Approval of Minutes from the October 16, 2024 Annual Meeting (Belford South) (enclosure).

- C. Approval of Interim Claims and Director's Fees and Current Claims (to be distributed).
- D. Acceptance of Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections and current claims (to be distributed).
- E. Approval of Renewal of Workers Compensation Coverage, and SDA Membership for 2026 (to be distributed).
- F. Adoption of Amended and Restated Joint Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer (enclosure).
- G. Ratification of 2024 Annual Reports (enclosures).

IV. FINANCIAL MATTERS

- A. Conduct Public Hearing to Consider Amendment to 2025 Budgets (if necessary) and Consider Adoption of Resolutions to Amend the 2025 Budget and Appropriate Expenditures.
- B. Conduct Public Hearing on the Proposed 2026 Budgets (to be distributed) and Consider Adoption of Resolutions to Adopt the 2026 Budget and Appropriate Sums of Money, and to Set Mill Levies (enclosures).
- C. Consider Approval of First Amendment to Funding and Reimbursement Agreement (Operations & Maintenance) with Compark South, LLC (Belford North) (enclosure).
- D. Consider Approval of Termination of Funding and Reimbursement Agreement (Operations and Maintenance) (Belford South) (enclosure).
- E. Review Proposals and Consider Approval of Auditor for Preparation of 2025 Audit (to be distributed).

V. LEGAL MATTERS

- A. Review and Consider Adoption of the 2025 Annual Administrative Resolutions (enclosures).
 - 1. Regular Meeting dates for 2026 (Third Wednesday of January, April, July and October, at 10:30 a.m. via Zoom).
 - 2. Annual Meeting Scheduled for July 15, 2026.
- B. Discuss Cost Acceptance and Consider Approval of Independent Contractor Agreement for Cost Certification Services with Schedio Group, LLC (Belford North) (enclosure).
- C. Discuss Easements for Tract A Detention Pond, Retaining Wall, and Lot 1 Streets (Belford North).
- D. Discuss Insurance Requirements for Independent Contractor Agreement with Public Alliance for District Management Services.
- E. Discuss Status of November Election (Belford South).

VI. MANAGER MATTERS

- A. Discuss and Consider Approval of Updating the Property and Liability Schedule (Belford South).
- B. Discuss Grandview Estates Gate and Fence Installation Along Southern Boundary (Belford South).

- C. Consider Approval of Irrigation Repairs Along Belford Ave (Belford South) (*enclosure*).
- D. Consider Approval of Removal of Nonviable Trees in Preparation for Spring Planting (Belford South) (*enclosure*).
- E. Discuss District Installed Landscaping on Century Community Property Belford South (*enclosure*).

VII. OTHER BUSINESS

VIII. ADJOURNMENT – There are no more regular scheduled meetings for 2025.