

**NOTICE OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGHLANDS-MEAD METROPOLITAN DISTRICT**

Monday, April 20, 2026, at 5:30 p.m., via teleconference and in person

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of the Highlands-Mead Metropolitan District will be held Tuesday, January 20, 2026, at 5:30 p.m., in person. The meeting is open to the public.

In Person at: Mead Community Center
401 3rd Street
Mead Co 80542

Join Zoom Meeting
<https://zoom.us/j/85026805271>
Meeting ID: 850 2680 5271
One tap mobile
+17193594580,,85026805271#

Director	Office	Term
Bryon Fessler	President	Term to May 2029
Scott Felter	Vice President/Assistant Secretary	Term to May 2027
Rene Singer	Treasurer	Term to May 2029
Joshua Crites	Secretary	Term to May 2029
Janice Bachmann	Assistant Secretary	Term to May 2027

AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - Members of the public may express their views to the Board on matters that affect the district. Comments will be limited to three (3) minutes.
5. Consent Agenda – The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired.
 - a. Approve January 20, 2026 Meeting Minutes (enclosure).
 - b. Approve March 28, 2026 Meeting Notes (enclosure).
 - c. Ratify approval of Claims (enclosure).
 - d. Accept March 31, 2026 Financial Statements (enclosure).
 - e. Accept March 31, 2026 Aging Report (enclosure).
 - f. Adopt Resolution Regarding Policies, Procedures, and Penalties for the Enforcement of the Governing Documents and Dispute Resolution (enclosure).
 - g. Ratify ICA for Management Services with Public Alliance (enclosure).

6. Elected Officials' Reports
 - a. Update on The Highlands Filing No. 1 Landscape Improvement Deficiencies; Town Conditional Acceptance Enforcement and Final Acceptance of each Landscape Filing.
7. District Manager's Report (enclosure).
8. Consider Approval of 2025 Audit Report (to be distributed).
9. Other Matters
 - a. Consider Approval of District Goals for 2026 (enclosure).
 - b. Consider Approval of Smartwebs Platform for Covenant Enforcement and Design Review (enclosure).
 - c. Discuss Interim Maintenance and Repairs, and Requests for Additional Improvements.
 - d. Discuss Summer Community Event.
10. Executive session of the Board of Directors for: (i) the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes; and (i) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as these purposes relate to Phase 1 Landscape conditions, Town conditional acceptance, Town enforcement, Town final acceptance, and past, current and future Phase 1 Landscape maintenance and costs.
11. Adjourn