LIBERTY MEAD METROPOLITAN DISTRICT
NOTICE OF REGULAR BOARD MEETING AND AGENDA

NOTICE IS HEREBY GIVEN the Board of Directors of Liberty Mead Metropolitan District, Weld County, Colorado, will hold a regular meeting on **Thursday, November 12, 2026, at 5:00 p.m.**, or as soon thereafter as possible, remotely via Zoom, for the purpose of conducting such business as may come before the Board. The meeting is open to the public.

Board of Directors

Brooke McManigal, President	Term to May 2029
Doug Stillings, Treasurer	Term to May 2029
Paul Deacon Wardlow, Secretary/Asst Treasurer	Term to May 2029
James Harris, Director	Term to May 2027
Vacant	Term to May 2027

DATE: **Thursday, November 12, 2026**
TIME: **5:00 p.m.**
PLACE: **Virtually via Zoom**
URL: https://us06web.zoom.us/j/89525879414?pwd=TEZA6NpJbjfLcbplWKka7wp8axpSMw.1
Meeting ID: 895 2587 9414
Passcode: 380526

1. **Call to Order**

2. **Declaration of Quorum/Disclosure of Conflicts of Interest**

3. **Approve Agenda**

4. **Consent Agenda**
   a. Approval of Minutes
      i. July 23, 2026 Regular Meeting
      ii. October 8, 2026 Special Meeting
   b. 2027 Annual Administrative Resolution
   c. Resolution Determining not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors
   d. Resolution Adopting Virtual Meeting Policies

5. **Financial Matters**
   a. Consider 2027 Fee Schedule
   b. Public Budget Hearing on Proposed 2027 Budget
      i. Consider Resolution to Adopt 2027 Budget, Appropriate Funds, Set Mill Levies
   c. Consider engagement of Auditor to conduct 2026 Audit
   d. Accept 2026 3rd Quarter Income and Expense Report and Balance Sheet through October 31, 2026
   e. Approve and Ratify Payment of Claims (Check Register)

6. **Legal Items**
   a. Consider Resolution Calling May 2027 Regular Election
   b. Review Amended Design Guidelines

i. Consider Resolution Adopting Amended Design Guidelines

c. Ratify Parks and Open Space Rules and Regulations, Waiver and Release of Liability form, and Reservation Application form

d. Update on Tract G

7. **Set 2027 Quarterly Meeting Schedule**

Proposed Meeting Schedule: 5:00 p.m. on January 21, April 15, July 15 (approve audit), October 14 (budget study session), and November 18, 2027 (annual meeting and budget hearing)

8. **District Manager's Report**

a. Discussion concerning capital expenses for playground repairs

b. 12/01/2026 Bond payment on or before 11/20/2026 in the amount of $385,000

9. **Director Comments**

10. **Public Comment - Comments are limited to three minutes.**

11. **Review Denial of ACC Request – Property Owner Request to Meet with Board**

12. **Adjournment**