

**LIBERTY MEAD METROPOLITAN DISTRICT
NOTICE OF SPECIAL BOARD MEETING
AND AGENDA**

NOTICE IS HEREBY GIVEN the Board of Directors of Liberty Mead Metropolitan District, Weld County, Colorado, will hold a special meeting on **Thursday, July 31, 2025, at 5:30 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
Wayne Tolliver, Director	Term to May 2027
Yamy Skocen, Director	Term to May 2027

DATE: Thursday, July 31, 2025

TIME: 5:30 p.m.

PLACE: Virtually via Zoom

URL: <https://us06web.zoom.us/j/86224932739?pwd=tqTUHejSojZFbdWs0iPAH1Nm3Zfsq3.1>

Join by phone: [+17193594580](tel:+17193594580),,86224932739#,,,*065367# US

1. **Call to Order**
2. **Declaration of Quorum/Disclosure of Conflicts of Interest**
3. **Approve Agenda**
4. **Director Comments**
5. **Consent Agenda**
 - a. Approval of Minutes
 - i. June 19, 2025 Special Meeting
6. **Financial - 2025 Audit Presentation - CLA**
 - a. Approve 2025 Audit
 - b. Authorize Filing Request for Extension of Time to File Audit, *if necessary*
7. **Legal**
 - a. Consider Resolution Adopting Board of Directors Policy Manual and Code of Conduct
 - b. Discuss Current District Fees, Penalties and Charges for Enforcement of the Covenants and Design Guidelines
 - c. 2025 Legislative Updates

8. **District Manager's Report**
 - a. Management Report
 - b. Covenant Violations Update
 - c. Accept Operating Financials 2nd Quarter 2025
 - i. Balance Sheet
 - ii. Income/Expense Report
 - d. Approve Check Register
9. **New Business**
 - a. Consider Remaining 2025 Board Meeting Schedule (Proposed)
 - i. October 2, 2025 - Board Study Session on Amended 2025 Budget and Proposed 2026 Budget
 - ii. October 16, 2025 - Annual Meeting, Special Board Meeting and Budget Hearings
 - b. 2025 District Social Function
10. **Public Comment** - *Comments are limited to three minutes.*
11. **Adjournment**