SUBURBAN METROPOLITAN DISTRICT

450 E. 17th Avenue, Suite 400
Denver, Colorado 80203-1254
Phone: 303-592-4380
Fax: 303-592-4385
https://suburbanmd.specialdistrict.org

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: **Friday, November 20, 2026**
TIME: **9:00 a.m.**
LOCATION: **6430 S. Filbert Lane**
Centennial, CO 80121

Board of Directors	Office	Term Expires
James P. Russell	President	May 2027
Robin W. Gustafson	Treasurer	May 2027
Angela T. Nofziger	Assistant Secretary	May 2027
David A. Komitor	Assistant Secretary	May 2029
VACANT	N/A	May 2029
Craig Sorensen	Secretary	N/A

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notices. Designate 24-hour posting location. Approve agenda.

C. 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.

D. Review and approve the minutes of the November 21, 2025 Special Meeting (enclosure).

E. Discuss business to be conducted in 2027 and location (**virtual and/or physical**). Schedule regular meeting dates and consider adoption of Resolution No. 2025-11-____, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

F. Authorize renewal of the District's insurance and Special District Association (SDA) membership for 2027.

II. MAINTENANCE MATTERS

A. Review and consider ratifying approval of the following Change Orders to the Service Agreement for Landscape Maintenance Services between the District and Owens Landscape Design & Management, Inc. (the "Owens Agreement") (enclosures):

1. Change Order No. 23 (Winter Watering 2025-2026) in the amount of $3,360.00.
2. Change Order No. 24 (S. Quebec Median Repair 2025) in the amount of $400.00.
3. Change Order No. 25 (Annuals Planting 2026) in the amount of $25,380.00.
4. Change Order No. 26 (Annuals Maintenance 2026) in the amount of $14,800.00.
5. Change Order No. 27 (Median Damage Repair 2026) in the amount of $580.00.
6. Change Order No. 28 (Sprinkler Valve Repair 2026) in the amount of $390.00.

B. Review and consider approval of updated 2027 monthly landscape maintenance charges (increase of approximately 6% over 2025 fees) and authorize preparation and execution of Change Order No. 29 to the Owens Agreement (enclosure – Proposed 2027 Schedule of Monthly Maintenance Fees).

C. Discuss status of landscaping projects and maintenance, and budgeting for 2027 landscaping projects.

III. FINANCIAL MATTERS

A. Review and ratify approval of paid claims for the period ending November 20, 2026 in the amount of $197,267.30 (enclosure).

B. Review and consider acceptance of unaudited financial statements for the period ending September 30, 2026 (enclosure).

C. Ratify approval, execution and filing of Application for Exemption from Audit for 2025 (enclosure).

D. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2026.

E. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution No. 2026-11-____, Resolution of Suburban Metropolitan District to Amend the 2026 Budget.

F. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution No. 2026-11-____, Resolution to Adopt the 2027 Budget and Appropriate Sums of Money, and Resolution No. 2026-11-____, Resolution to Set Mill Levies (enclosures: preliminary assessed valuation, draft budget and budget resolutions).

G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"). Direct District Counsel to file the Certification with the Board of County Commissioners and other interested parties.

H. Consider appointment of District Accountant to prepare 2028 Budget, and direct that the 2028 Budget be identical to the 2027 Budget, unless otherwise directed by a Board Member.

IV. LEGAL MATTERS

A. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2026 (District Transparency Notice).

B. Discuss May 4, 2027 Regular Directors' Election and consider adoption of Resolution No. 2026-11-____, Resolution Calling a Regular Election for Directors on May 4, 2027, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 26, 2027. Discuss the need for ballot issues and/or questions.

1. Discuss and consider engagement of Circuit Rider of Colorado, LLC ("Circuit Rider") to provide May 2027 Election Services. Review and consider approval of proposal from Circuit Rider, and authorize execution of Election Management Services Agreement with Circuit Rider (**to be distributed**).

C. Review and acknowledge McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

D. Review and consider adoption of Resolution No. 2026-11-____, Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

E. Review and consider adoption of Resolution No. 2026-11-____, Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

V. OTHER BUSINESS

VI. ADJOURNMENT – There are no more meetings scheduled in 2026.