HAMMOND FARM METROPOLITAN DISTRICT NOS. 1-4

NOTICE OF SPECIAL MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
District No. 1		
Jeffrey Mark	President	May 2027
David Cocolin	V.P. & Asst. Secretary	May 2029
Chasity McMorrow	V.P., Asst. Secretary & Asst. Treasurer	May 2029
Glenn Pawlak	V.P., Asst. Secretary & Asst. Treasurer	May 2027
Ryan Clark	Treasurer & Asst. Secretary	May 2027
District No. 2		
Jeff Mark	President	May 2027
Clint Schnorr	Vice President	May 2029
Ryan Clark	Treasurer & Asst. Secretary	May 2029
Gerald Koziol	Asst. Secretary	May 2027
Dylan Lefever	Secretary	May 2027
District Nos. 3 & 4		
Jeff Mark	President	May 2027
Chasity McMorrow	Secretary & Treasurer	May 2029
Glenn Pawlak	V.P., Asst. Secretary & Asst. Treasurer	May 2027
David Cocolin	V.P., Asst. Secretary & Asst. Treasurer	May 2029
Vacant		May 2027

Date: December 3, 2026 (Thursday)
Time: 6:00 P.M. or as soon thereafter as possible
Place: ZOOM & Teleconference

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/89550004472?pwd=9iktNzn88aaLanlUXElFDHcMSKQdqB.1
Webinar ID: 895 5000 4472; Passcode: 415914
Telephone: 1 719 359 4580; OR 1 253 205 0468

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda.
D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

A. Approval of Minutes – June 18, 2026, Regular Meeting, June 18, 2026, Annual Meeting.
B. Ratification of Payment of Claims.
C. Ratification of Contract Modifications.

i. MSA and WO 2026-01 Rocky Mountain Playground Services Ltd. – Playground Maintenance and Repairs Services
ii. WO 2026-03 Green Earth Midwest – Snow Removal Services

D. Consideration and Approval of 2027 Election Resolution for District No. 1.
E. Consideration and Approval of 2027 Election Resolution for District No. 2.
F. Consideration and Approval of 2027 Election Resolution for District No. 3.
G. Consideration and Approval of 2027 Election Resolution for District No. 4.

III. DISTRICT MANAGER ITEMS

A. District Manager's Report.
B. Discussion and Approval of Tree Replacement Proposal.
C. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
   i. Affordable Pest Control Inc.
   ii. Fetch Poop Inc.
   iii. Green Earth Midwest Inc.
   iv. Rocky Mountain Playground Services Ltd.
   v. SWPPP Colorado LLC
D. Discussion and Approval of District Fee Enforcement Resolution.
E. Discussion and Approval of District Covenant Enforcement and Design Review Policy.

IV. FINANCIAL ITEMS

A. Review of Unaudited Financial Statements.
B. Consider Ratification of 2025 Audited Financial Statements for District No. 2.
C. Public Hearing regarding the Proposed Amended 2026 Budgets.
D. Consider Adoption of Amended 2026 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
E. Public Hearing regarding the Proposed 2027 Budgets.
F. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolution to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

V. LEGAL ITEMS

A. Consideration and Approval of 2027 Administrative Matters Resolution.
B. Consideration and Approval of Continued Exclusion from Workers Compensation.
C. Consideration and Approval of Resolution Adopting Policies Concerning Covenant Enforcement and Design Review Services.
D. 2026 Legislative Update.

VI. DIRECTOR COMMENT

VII. ADJOURNMENT

*****The next Regular Meeting is scheduled for June 17, 2027*****