HASKINS STATION METROPOLITAN DISTRICT

2001 16th Street, Ste. 1700
Denver, CO 80202
Phone: 303-779-5710
www.haskinsstationmetrodistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 4, 2026

TIME: 6:00 p.m.

LOCATION: via Microsoft Teams Videoconference,

ACCESS: Board members, consultants and members of the public may participate by teleconference or by computer/tablet by utilizing the following information

To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/meet/256715234703805?p=mUKQP6m4PnQjMCuxzs

To attend via telephone, dial 612-213-1012 and enter the following additional information: Conference ID: 136 545 173#

Board of Directors	Office	Term Expires
Robert Pipkin	President/Treasurer	May, 2029
Matt Cavanaugh	Secretary	May, 2027
Charles "Regan" Hauptman	Assistant Secretary	May, 2027
Karolyn Evans	Assistant Secretary	May, 2029
Ryan Heaton	Assistant Secretary	May, 2029

I. ADMINISTRATIVE MATTERS

A. Call to order / Declaration of Quorum

B. Conflict of Interest Disclosures.

C. Approval of agenda.

D. 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 per person.

E. Consider adoption of the Resolution regarding 2027 Annual Administrative Matters (enclosure).

1. 2027 Regular and Annual Meeting Dates:

2. Physical Posting Location within the District's Boundaries:

II. CONSENT AGENDA

A. Review and consider approval of minutes from the July 23, 2026 regular board meeting (enclosure).

III. FINANCIAL MATTERS

A. Review and consider approval of claims (enclosure).

B. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget and consider adoption of Resolution to Amend the 2026 Budget (enclosure).

D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure).

E. Discuss statutory requirements for an audit. Review and consider approval of engagement letter with Dazzio & Associates to prepare the 2026 Audit (enclosure).

F. Acknowledge CLA Cash Access Policy (enclosure)

IV. LEGAL MATTERS

A. Discussion Regarding 5.25% Limitation Election.

B. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).

C. Review and consider adoption of Engagement Letter with WBA, PC for legal services (enclosure).

D. Review and Consider Approval of Resolution Regarding Acceptance of Public Improvements (Filing 2) (enclosure).

V. MANAGER MATTERS

A. Manager's Report (enclosure).

B. Landscaping Updates.

C. Review and consider approval of Independent Contractor Agreement with Environmental Landworks Company, Inc. for 2027 12 Month Maintenance (enclosure).

D. Review and consider approval of Independent Contractor Agreement with Environmental Landworks Company, Inc. for 2026-2027 Snow Removal Services (enclosure).

E. Discuss 2027 insurance requirements and related items; Authorize renewals:

1. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).

2. Review and consider approval of workers' compensation coveragerenewal (enclosure).

3. Special District Association (SDA) membership for 2027.

F. Review and consider approval of CLA Statements of Work for 2027 for management services, accounting services, and billing services (enclosure).

G. Discussion on Native grass management.

H. Discussion regarding Section 7.9 of the Declaration of Covenants, Conditions and Restrictions of Haskin Station.

VI. DIRECTOR MATTERS

A. Update on Community Garden.

VII. OTHER BUSINESS

A. Discussion regarding parking enforcement in Cityscape and duplex lots.

B. Executive Session pursuant to C.R.S. § 24-6-402(4)(b) to receive legal advice from the Board's attorney on specific legal questions related to the Operations and Maintenance Agreement (Haskins Station Filing No. 1) with the Haskins Station Owners Association, and pursuant to C.R.S. § 24-6-402(4)(e) to determine positions relative to and to instruct negotiators regarding Operations and Maintenance Agreement (Haskins Station Filing No. 1) with the Haskins Station Owners Association.

VIII. ADJOURNMENT

There are no Board meetings scheduled for the remainder of 2026.