

MOUNTAIN BROOK METROPOLITAN DISTRICT

<https://mountainbrookmd.org>

2901 S Flat Cir Longmont CO 80503

NOTICE OF REGULAR MEETING, BUDGET HEARING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Conley Smith	President	2027/May 2027
Kenneth Spencer	Vice President	2027/May 2027
Matt Berg	Secretary	2029/May 2027
Rob Elsby	Assistant Secretary	2029/May 2027
Blake Gudahl	Treasurer	2029/May 2029

DATE: October 26, 2026

TIME: 3:30 p.m.

PLACE: 2901 S Flat Cir Longmont CO 80503

Also accessible at the following link:

Join: <https://teams.microsoft.com/meet/27449726871876?p=xrwUnwkwZbPWYqWsgm>

Meeting ID: 274 497 268 718 76

Passcode: Lh2Yc7Li

Need help? | System reference

Dial in by phone

+1 872-240-4491,,59891052# United States, Chicago

Find a local number

Phone conference ID: 598 910 52#

I. ADMINISTRATIVE MATTERS

A. Call to Order/Declaration of Quorum

B. Present Disclosures of Potential Conflicts of Interest.

C. Approve Agenda, confirm location of meeting, posting of notices.

D. Consent Agenda

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.

- Minutes from August 24, 2026 Regular Meeting (TBE).
- Approval of 2027 Meeting Resolution (enclosure).
- Approval of 2027 Election Resolution (enclosure).

II. PUBLIC COMMENT

- a. 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 speaker.
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III. FINANCIAL MATTERS

- a. Review and ratify approval of the payment of claims and review cash position (enclosure).
- b. Review unaudited financial statements from September 30, 2025 (enclosure).
- c. Consider engagement of Hiratsuka & Associates for preparation of 2026 Audit, in the amount of \$ _____ (To Be Distributed).
- d. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund, Debt Service Fund, and Other Fund(s) (enclosures – preliminary AV, draft 2027 Budget, and Resolution).

IV. LEGAL

- a. Consideration and Approval of Public Comment Resolution.
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V. MANAGEMENT ITEMS

- a. Manager Report (enclosure).
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- b. Review and Consider proposal for 2027 Services (enclosure)
 - i. Streamline – Website Hosting for 2027 (enclosure)
 - ii. Rocky Mountain Playground Services – 2027 Inspection (enclosure)
 - iii. NoCo Pest and Wildlife Control – 2027 Summer Services (enclosure)
 - iv. NoCo Pest and Wildlife Control – Bird mitigation in patio area (enclosure)
 - v. Push Pedal Pull – 2027 Quarterly Preventative Maintenance (enclosure)
 - vi. IMS Heating & Air – 2027 Preventative Maintenance (enclosure)
 - vii. Chilly Light – 2026/2027 Holiday Lighting (enclosure)
 - viii. City of Longmont – Trash (enclosure)
 - ix. Cintas – Monthly First Aid review and restock (enclosure)
 - x. Tri- Tech – 2027 Fire and Security Monitoring (enclosure)
 - xi. Custom Lawns – 2027 Landscaping Maintenance (enclosure)
 - xii. Custom Lawns – 2026/2027 Snow Maintenance (enclosure)
 - xiii. PBC – 2027 Clubhouse/Pool Cleaning (enclosure)
 - xiv. Snapshot Window Tinting – Fitness Room (enclosure)
 - xv. Cohere 2027 Schedule of Fees (enclosure)
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- c. Review and Consider Approval of the Updated Mountain Brook Metro District Amenity Rental Agreement. (enclosure)
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- d. Other _____
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VI. CAPITAL IMPROVEMENTS ITEMS

VII. OTHER ITEMS

VIII. ADJOURNMENT