CARRIAGE HILLS METROPOLITAN DISTRICT

REGULAR MEETING

Thursday, November 19, 2026, at 5:30 p.m., or immediately following the Annual Meeting
https://www.carriagehillsmd.org/

This meeting will be held via teleconferencing and can be joined through the directions below:

Link: https://us06web.zoom.us/j/86306403344?pwd=0sfspXwZeXSsGpJ2jTghuanx8kvtyD.1
Meeting ID: 863 0640 3344
Password: 440009
Call-in Number: 1-719-359-4580

Jesse Hansel, President	Term to May 2027
Dana Crego, Treasurer	Term to May 2029
Cara Weant, Secretary	Term to May 2029
Kayla Seegmiller, Assistant Secretary	Term to May 2029
Connor Szabo, Assistant Secretary	Term to May 2027

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum
3. Approval of Agenda
4. Director Conflict of Interest Disclosures
5. Discussion Regarding Potential Refinancings of Bonds (**enclosure**)– Michael Lund from Piper Sandler
6. Consent Agenda (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered in the regular agenda).
    a. Approval of Minutes from July 23, 2026, Special Meeting (**enclosure**)
    b. Approval of Claims through October 31, 2026 (**enclosure**)
    c. Approval of Unaudited Financial Statements as of September 30, 2026 (**enclosure**)
    d. Ratification of 2025 Annual Report (**enclosure**)
    e. Approval of Notice to Electors Pursuant to 32-1-809, C.R.S. (**enclosure**)
7. Public Comment – Limited to Three (3) Minutes Per Person
8. Legal Matters
    a. Discuss and consider adoption of 2027 Annual Administrative Resolution (**enclosure**)
        i. Confirm 2027 meeting dates
    b. Consider approval of Amended and Restated Public Records Request Policy (**enclosure**)

c. Consider approval of Resolution Calling the May 4, 2027 Director Election and Ratifying All Prior Actions (**enclosure**)
d. Consider approval of Amended and Restated Carriage Hills Design Guidelines (**enclosure**)
e. Consider approval of WBA Engagement Letter (**enclosure**)
f. Discussion regarding Petition for Exclusion and discuss date for Special Meeting for Public Hearing

9. Management Matters
    a. Insurance Matters
        i. Consider Renewal of Property and General Liability Coverage, Workers Compensation Coverage with the Colorado Special Districts Property and Liability Pool; Authorize Binding of Coverage and Payment of Agency Fees; and Authorize Renewal of SDA Membership for 2027 (**enclosure**)
        ii. Discuss scheduling an Insurance Property Inspection with insurance provider
    b. Approval and renewal of consulting and contractor agreements for 2027 Services
        i. Consider approval of proposal for 2026-27 Snow Removal services (**enclosure**)
            1. Discuss and confirm snow depth for clearing sidewalks
            2. Discuss and confirm snow depth for clearing aisles and parking lots
            3. Discuss and determine application of Snow and Ice Melt
        ii. Consider approval of proposal for 2027 Landscape Maintenance services (**enclosure**)
        iii. Consider approval of proposal from Nelson Forestry for 2027 Tree Care services (**enclosure**)
        iv. Consider approval of First Addendum to Independent Contractor Agreement with Centennial Consulting Group for 2027 District Management fees (**enclosure**)
        v. Consider approval of Addendum to Independent Contractor Agreement with MMI Water Engineers for 2027 fees (**enclosure**)
    c. Discuss 2027 Design review fees

10. Financial Matters
    a. Conduct Public Hearing on 2026 Amended Budget (General and Special Funds) and consider adoption of Resolution Amending the 2026 Budget (**enclosure**)
    b. Conduct Public Hearing on 2027 Budget and consider adoption of Resolution Adopting Budget, Appropriating Sums of Money, and Certifying Mill Levies for the 2027 Calendar Year (**enclosure**)
    c. Consider auditor proposals for the 2026 Audit (**enclosures**)
    d. Update on payments related to settlement

e. Discuss and consider engagement of Financial Advisor or Municipal Advisor: North Slope Capital Advisors; MuniCap, Inc.; Municipal Capital Markets Group, Inc.; Crews Municipal Advisors (**enclosures**)

11. Other Business

12. Adjournment