HEATHER RIDGE METROPOLITAN DISTRICT NO. 1
REGULAR MEETING
Thursday, October 15, 2026, at 4:00 p.m. at
13521 E. Iliff Avenue, Aurora, Colorado and via teleconference
http://www.heatherridgecolorado.org/HRMDSpecificPages

Zoom Meeting Link:
https://us06web.zoom.us/j/86056100139?pwd=ongmaQJZ9TmCcON7patbnPA7o9bQ4l. 1
Meeting ID: 860 5610 0139
Passcode: 637280
Call In Numbers: 1(719) 359-4580 or 1(720) 707-2699

Errol Rowland, President	Term to May, 2029
Van Lewis, Vice President	Term to May, 2029
James Cronin, Secretary	Term to May, 2029
Aletha Zens, Assistant Secretary	Term to May, 2027
Venus Veroneau, Director	Term to May, 2029 (appoint to May 2027)
Kay Griffiths, Director	Term to May, 2027
Vacant	Term to May, 2027

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum/Conflict of Interest Disclosures

2. Approval of Agenda

3. Discuss Board Vacancy/Appointment With Term to May 2027

4. Community Reports/Security Patrol Report/Metro Matters

5. 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.

6. 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.
   a. Approval of April 16, 2026 and July 28, 2026 Meeting Minutes ***(enclosures)***
   b. Adoption of 2027 Annual Administrative Resolution ***(enclosure)***
   c. Approval of Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage ***(enclosure)***
   d. Approval of 2027 BMO Workers' Compensation Renewal ***(enclosure)***
   e. Ratification of Renewal of Public Official Position Schedule Bond (Term November 7, 2026 to November 7, 2029) ***(enclosure)***
   f. Ratification of 2025 Annual Report ***(enclosure)***
   g. Approval of Notice to Electors Pursuant to § 32-1-809, C.R.S. ***(enclosure)***
   h. Adoption of Resolution Calling May 2027 Election and Ratifying All Previous

Action ***(enclosure)***

7. Items Pulled from Consent

8. Golf Course Operations Report *(Romero/Golf Club at Heather Ridge, Inc.):*

9. Facilities Management Report:
    a. Operations/Capital Projects/Expenditures/Agreements/Contractor Bid Awards (Clubhouse Stairs Project Bids, Funding Appropriation, Contractor Engagement) ***(enclosure)***
    b. Restaurant Operations; Restaurant Lease Term (2022 to December 31, 2027) and Lease Renewal

10. Legal Matters ***(enclosures)***
    a. Facilities Manager – Independent Contractor Agreement (ICA)/Scope of Work/Engagement – KMK Consulting, LLC
    b. 2027 ICA Service Agreements with Audrey Romero Golf, LLC and Ribbon Recyclers, Inc., Scope of Work, Additional Compensation, Auto 1 Year Renewal with Social Security Cost of Living Index Adjustment for Compensation
    c. 2023 Metro Matters Publication Agreement, Mutual Consent for 1 Year Extension with Social Security Cost of Living Index Adjustment for Compensation
    d. Golf Cart Tunnels (Yale and Iliff): Golf Course Property and Maintenance, Insurance

11. Financial Matters
    a. Review of Payables/Financials ***(enclosures)***
    b. Conduct Public Hearing on 2026 Budget Amendment *(if necessary)*
        i. Consider Adoption of Resolution Amending 2026 Budget ***(enclosure)***
    c. Conduct Public Hearing on 2027 Budget
        i. Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2027 Calendar Year ***(enclosure)***
    d. Consider Auditor Proposal for 2026 Audit ***(enclosure)***
    e. Other Financial Matters

12. Other Matters – Update Property Insurance Schedule As Necessary

13. Next Regular Meeting - April 15, 2027; Adjourn