

MUEGGE FARMS METROPOLITAN DISTRICT NO. 4

c/o Public Alliance
7555 E. Hampden Ave., Suite 501
Denver, CO 80231
720-213-6621

<https://www.mueggefarmsmmd.org/>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

James E. Marshall
John P. Vitella
Vacant
Vacant
Vacant

Office:

President
Treasurer

Term/Expiration:

May 2029/May 2029
May 2029/May 2029
May 2029/May 2029
May 2027/May 2027
May 2027/May 2027

DATE: October 15, 2026
TIME: 11:00 a.m.
PLACE: Via Zoom

The meeting can be joined through the directions below:

<https://zoom.us/j/82175248614>

Meeting ID: 821 7524 8614

Call In: 1 (719) 359-4580

One tap mobile: +17193594580,,82175248614#

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest.
- B. Approve Agenda, confirm location of the meeting, posting of meeting notices.
- C. Discuss business to be conducted in 2027 and location of meetings. Schedule regular meeting dates (suggested dates are May 13, 2027 and October 14, 2027 at 10:00 a.m. via Zoom) and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
 1. Consider scheduling the 2027 Statutory Annual Meeting.
- D. Discuss and authorize renewal of District's insurance (Property and Liability Schedule and Limits, Workers' Compensation coverage and Cyber Crime coverage) and Special District Association ("SDA") membership for 2027.

II. CONSENT AGENDA

- A. Approve the minutes of the May 14, 2026 Regular Meeting (enclosure).
- B. Review and consider ratification and/or approval of claims (enclosure).

- C. Review and consider acceptance of unaudited financial statements (enclosure).
- D. Discuss statutory requirements for an audit. Consider engagement of Haynie & Company for preparation of 2026 Audit (to be distributed).
- E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”) and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- F. Consider appointment of District Accountant to prepare the 2028 Budget and set the date of the Budget Hearing as October 14, 2027.
- G. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).
- H. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).
- I. Acknowledge recordation of quit claim deed conveying Tracts A, B, C, and D, Muegge Farms Subdivision, Filing No. 5 from the District to Muegge Farms Master Association, Inc., recorded June 8, 2026.
- J. Acknowledge recordation of Access Agreement between the District and Dillion Companies, LLC, recorded June 8, 2026.
- K. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 26, 2027 (enclosure). Discuss the need for ballot issues and/or questions.
- L. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).
- M. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

III. PUBLIC COMMENT. Members of the public may express their views to the Board on matters that affect the District that are not otherwise listed on the agenda as Public Hearings. Comments will be limited to three (3) minutes per person.

IV. FINANCIAL MATTERS

- A. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.
- B. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Resolution and draft budget).
- C. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

- D. Review and discuss Reimbursement Letter pursuant to Agreement to Reimburse Dream Finders Homes for Public Improvements in Muegge Farms Filing No. 5, Bennett, Colorado.

- 1. Discuss and approve Cost Certification Reports, if needed.

V. CONSTRUCTION AND CAPITAL MATTERS

- A. Other.

VI. LEGAL MATTERS

- A. Other.

VII. OTHER BUSINESS

- A. Discuss status of development.

VIII. ADJOURNMENT

There are no additional regular meetings scheduled for 2026.