COUNTRY CLUB HIGHLANDS METROPOLITAN DISTRICT

450 E. 17th Avenue, Suite 400
Denver, CO 80203
Phone: 303-592-4380
Fax: 303-592-4385
https://countryclubhighlandsmetropolitandistrict.specialdistrict.org/

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Monday, November 9, 2026

TIME: ***12:00 p.m. (noon)***

LOCATION: VIA Zoom Teleconference

ACCESS: You can attend the meeting in any of the following ways:

Join Zoom Meeting
https://us02web.zoom.us/j/85091483978?pwd=aYFyaPdoOyaJC3UfFUwkZKwlWRp2e4.1
Meeting ID: 850 9148 3978
Passcode: 977808

Dial-in **1-346-248-7799** and enter the following additional information:
Meeting ID: 850 9148 3978
Passcode: 977808

Board of Directors	**Office**	**Term Expires**
Joann Vondracek	President / Treasurer	May, 2027
VACANT		May, 2027
VACANT		May, 2027
VACANT		May, 2029
VACANT		May, 2029
Lisa A. Jacoby	Secretary	Non-elected

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting, posting of meeting notice and designate 24-hour posting location. Approve Agenda.

C. Discuss vacancies on the Board and consider appointment of eligible elector(s) to the Board of Directors.

D. Public Comment.

E. Review and consider approval of Minutes from the November 3, 2025 Regular Meeting and the Statutory Annual Meeting (enclosures).

F. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and Statutory Annual meeting, and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Posting Location for 24-Hour Notices (enclosure) [suggested date is Monday, November 8, 2027 at 12:00 p.m. (noon)].

G. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime) and authorize 2027 renewal of insurance coverage through the Colorado Special Districts Property and Liability Pool and membership renewal in the Special District Association. [Crime coverage was increased to $100,000 in 2024]

H. Acknowledge acquisition of Streamline by Civic Plus.

I. Discuss remediation and posting of meeting minutes on District website and authorize actions associated therewith.

II. FINANCIAL MATTERS

A. Ratify approval of the 2025 Audit Exemption Application (enclosure).

B. Consider ratification and/or approval (as appropriate) of the payment of Claims for the period ending November 9, 2026, in the amount of $21,806.02 (enclosure).

C. Review and consider acceptance of the unaudited financial statements for the period ending September 30, 2026 (enclosure).

D. Consider making a final determination regarding the inability to make a scheduled bond payment (Section 32-1-903(3), C.R.S.).

E. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

F. 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 draft budget and resolutions).

G. 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.

H. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

I. Consider appointment of Simmons & Wheeler, P.C. to prepare the 2028 Budget.

J. Discuss statutory requirements for an audit. Consider appointment of Simmons & Wheeler, P.C. to prepare and file Application for Exemption from Audit for 2026.

III. LEGAL MATTERS

A. 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 (enclosure). Self-Nomination Forms are due no earlier than January 1, 2027 and not later than February 26, 2027. Discuss the need for ballot issues and/or questions.

B. Discuss requirements of Section 32-1-809, C.R.S. (Transparency Notice) reporting requirements and direct staff regarding compliance for 2027. [Post on District Website, SDA website, and provide to HOA].

C. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

D. 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).

E. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

IV. OTHER BUSINESS

A.

V. ADJOURNMENT

THERE ARE NO FURTHER BOARD MEETINGS SCHEDULED FOR 2026