



7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
Tel: 720-213-6621
<https://www.fhmd.net/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Craig Weinberg	Chairperson	2029/May 2029
Victor Robert	Treasurer	2029/May 2029
David Blue	Assistant Secretary	2027/May 2027
Michael Zinniker	Assistant Secretary	2027/May 2027
Bradley Birkelo	Director	2029/May 2029
AJ Beckman	District Manager/Secretary	

DATE: October 22, 2025 (Wednesday)

TIME: 5:30 P.M.

PLACE: **Zoom Meeting:**

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

II. PUBLIC COMMENT

A. _____

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve Minutes of September 24, 2025 Regular Meeting (enclosure).
 - Approve of payment of claims (to be distributed).
 - Approve unaudited financial statements and cash positions (to be distributed).
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IV. LEGAL MATTERS

- A. Discuss request by property owner to waive charges for curb stop repairs.
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V. FINANCIAL MATTERS

- A. Status of Draft Budget.
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VI. OPERATIONS AND MAINTENANCE MATTERS

- A. Operator's Report (to be distributed).
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- B. Engineer's Report (to be distributed).
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- C. Manager's Report (enclosure).
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- D. Discuss contracts expiring at the end of 2025:

1. Colorado Pond and Lake. LLC
 2. Doyle Construction for construction services.
 3. DRC Construction Services, Inc. for video, jetting and other construction services.
 4. RESPEC for Water Engineering Services.
 5. Jim Noble, Inc. for Construction, Maintenance and Snow Removal.
 6. Element Engineering LLC for District Engineering Services.
 7. Sabels Landscaping.
 8. NM Holder for Accounting Services.
 9. Public Alliance, LLC for District Management Services
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VII. HOA MATTERS

- A. _____

VIII. OTHER BUSINESS

- A. _____

IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD AT 5:30 P.M. ON WEDNESDAY, NOVEMBER 19, 2025 VIA ZOOM ~ BUDGET HEARING.**

Items for Future Discussion:

- Pond 4 Leak Sealant
- Pond 6 Liner Damage
- Fire Evacuation Plan