NOTICE AND AGENDA OF A SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF THE
HUNTERS OVERLOOK METROPOLITAN DISTRICT NOS. 1 & 7 AND THE
HUNTERS OVERLOOK CONSOLIDATED METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively, the "Board") of the Hunters Overlook Metropolitan District Nos. 1 & 7 and the Hunters Overlook Consolidated Metropolitan District (collectively, the "District"), of the Town of Severance, Weld County, Colorado, will hold a special meeting at 4:00 pm, or as soon thereafter as possible, on Tuesday November 17th, 2026, by ZOOM Video and Teleconference as noted below. The meeting is being held for the purpose of addressing those matters set out in the agenda below as same may be amended at the time of the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: Tuesday November 17, 2026
Time: 4:00 p.m., or as soon thereafter as possible
Meeting Info: Zoom Meeting Link
Call-in Number: (720) 707-2699
Meeting ID: 894 6016 7737
Passcode: 412230

BOARD MEMBERS

District No. 1	Office	Term
Larry Buckendorf	President/Chairman	May 2027
Laira Ziegler	Secretary/Treasurer	May 2027
Joseph Schumacher	V.P./Assist. Sec./Assist. Treas.	May 2029
Adam Bliven	V.P./Assist. Sec./Assist. Treas.	May 2027
Morgan Kidder	V.P./Assist. Sec./Assist. Treas.	May 2029

District No. 7	Office	Term
Larry Buckendorf	President/Chairman	May 2027
Laira Ziegler	Secretary/Treasurer	May 2027
Joseph Schumacher	V.P./Assist. Sec./Assist. Treas.	May 2029
Morgan Kidder	V.P./Assist. Sec./Assist. Treas.	May 2029
Kristen Roberts	V.P./Assist. Sec./Assist. Treas.	May 2027

Consolidated District	Office	Term
	President/Chairman	May 2027
	Secretary/Treasurer	May 2027
	V.P./Assist. Sec./Assist. Treas.	May 2029
	V.P./Assist. Sec./Assist. Treas.	May 2029
	V.P./Assist. Sec./Assist. Treas.	May 2027

AGENDA

1. Call to Order

2. Disclosure of Potential Conflicts of Interest

3. Consider Approval of the Agenda and Meeting Location

4. Certification of Delinquent Accounts to Weld County
    a. Conduct Public Hearing on Certification of Delinquent Accounts to Weld County for collection with 2027 property taxes
    b. Consider Approval of Resolution to Certify Delinquent Accounts

5. Consider for Approval Minutes of the July 29, 2026 and November 16, 2026 Special Meetings

6. Financial Items
    a. Consider ratification of prior and approval of current Payment of Claims
    b. Consider ratification of 2025 Audited Financial Statements & Exemptions
    c. Consider approval of 2026 Audit Engagement Letters
    d. Financial Statements (to be reviewed with the proposed 2027 budgets)

7. Budget Items
    a. Conduct public hearings on 2026 Budget Amendments (if needed) and 2027 proposed Budgets
    b. Consider approval of 2026 Budget Amendment Resolutions (if needed)
    c. Consider Approval of Resolutions to Approve 2027 Proposed Budgets, Certifying Mill Levies and Appropriating Funds within the 2027 Year.

8. Legal Items
    a. Consider Approval of 2027 Annual Administrative Matters Resolutions
    b. Discuss and Consider Approval of Continued Exclusion of Workman's Compensation
    c. Consider any Updates to Residential Improvement Guidelines & Site Restrictions
    d. Discussion re Commercial Vehicle Enforcement
    e. Consider Approval of Resolution Adopting Policies Concerning Covenant Enforcement and Design Review Services
    f. Consider Approval of any updates to District Funding and Reimbursement Agreements and/or Promissory Notes (if needed).
    g. Consider Approval of Resolutions Calling May 4, 2027 Regular Elections
    h. Consider Annual Engagement of District Consultants for 2027
    i. 2026 Legislative Update
    j. Update on District Consolidation and New Consolidated Board

9. Manager's Items
    a. Date for 2027 Annual Community Meetings

b. Trash Contract for 2027 Year

10. Director’s Items

11. Other Business

12. Continuation/Adjournment