

OLD RANCH METROPOLITAN DISTRICT

121 S. Tejon Street, Suite 1100
Colorado Springs, Colorado 80903
719-635-0330
www.olderanchmetrodistrict.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: October 21, 2026

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/259990114195652?p=IEv8zIaZQuaYzri5VF>

Meeting ID: 259 990 114 195 652

Passcode: 5Ke6sj3b

To attend via telephone, dial +1 and enter
Phone Conference ID: 564 021 553#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Timothy Seibert	President	May 2029
David D. Jenkins	Treasurer	May 2029
Delroy Johnson	Secretary	May 2027
Bobby Ingels	Assistant Secretary	May 2027
Christopher S. Jenkins	Assistant Secretary	May 2029

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting.
- D. Public Comment.
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- E. Review and consider approval of Minutes of the October 8, 2025 Regular, December 10, 2025 Special, August 4, 2026 Special and October 1, 2026 Special Meeting (**enclosures**).

- F. Consider approval of CliftonLarsonAllen LLP Statement(s) of Work under the Master Services Agreement for 2027 Accounting and Management Services **(to be distributed)**.
- G. Consider adoption of Resolution Regarding 2027 Annual Administrative Matters **(enclosure)**, and related matters:

2027 Meeting Dates:

Regular Meeting to be held on October 20th at 9:00 a.m. virtually.

- H. Discuss 2027 insurance requirements and related items **(enclosure)**.
 - a. Workers' Compensation coverage.

II. CONSENT AGENDA

- A. Review and consider ratification of Tutt Service Enterprise Agreement for consulting services of park water feature maintenance services **(enclosure)**.
- B. Review and consider ratification of Olson Plumbing and Heating Company for Maintenance Agreement of Services **(enclosure)**.
- C. Review and consider ratification of All Phase Restoration Colorado Springs, LLC Agreement for Construction Services for Clubhouse flooring renovation - \$34,927.69(enclosure).
- D. Review and consider ratification of Jan-Pro Franchise Development of Southern Colorado Agreement for Services **(enclosure)**.
- E. Review and consider ratification of Spheros Environmental Parent Group, Inc. for 2026 Amendment to Agreement for Services of Wolf Ranch Lake Water Accounting – Irrigation **(enclosure)**.
- F. Review and consider ratification of Timberline Landscaping, LLC Agreement for Construction Services for east Wolf Lake Edge portalet concrete pads and screen shelter **(enclosure)**.
- G. Review and consider ratification of 2026 Coloradoscapes.com, Inc. Agreement for Consulting Services of Park Inspections and Maintenance Services **(enclosure)**.
- H. Review and consider ratification of Christmas Décor for Wolf Ranch - \$11,341.51 **(enclosure)**.
- I. Review and consider ratification of The Warren Management Group, Inc. Amendment to Consultant Agreement for 2026 **(enclosure)**.

- J. Review and consider ratification of 2026 Second Amendment to Timberline Agreement for Consulting Services - \$7,348.61 **(enclosure)**.
- K. Review and consider ratification of 2026 Second Amendment to Timberline Agreement for Consulting Services for Accident @ Braden Park & Surrounding Area - \$4,977 **(enclosure)**.
- L. Review and consider ratification of service agreement with Comcast Business for upgraded internet services at the Recreation Center, in the amount of \$347.85 per month plus a \$79.95 installation fee. **(enclosure)**.
- M. Review and consider ratification of service disconnect request with Comcast Business for discontinuation of existing cable/video services at the Recreation Center (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider ratification of previous claims and approval of current claims **(enclosure)**.
- B. Review and consider acceptance of June 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections **(enclosure)**.
- C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget,
- D. Conduct Public Hearings on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Set Mill Levies **(enclosure)**.
- E. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“MLC”) for certification to the Board of County Commissioners and other interested parties.
- F. Discuss statutory requirements for an audit. Ratify filing of 2025 Audit. Consider approval of engagement letter to prepare the 2026 Audit **(to be distributed)**.
- G. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

IV. LEGAL MATTERS

- A. Review Legislative Memorandum **(enclosure)**.
- B. Discuss May 4, 2027 Regular Directors’ Election and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform

all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions **(enclosure)**.

V. MANAGER MATTERS

- A. Review and consider approval of 2026 Inspection Proposal for monitoring fire protection systems and equipment with Western States Fire Protection Company, subject to final review **(enclosure)**.
- B. Review and consider approval of proposal from Timberline Landscaping, LLC for 2027 landscape services **(enclosure)**.
- C. Review and consider approval of The Warren Management Group, Inc. Amendment to Consultant Agreement for 2027 **(enclosure)**.

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no remaining regular meetings scheduled for 2026.