



TWO BRIDGES

**TWO BRIDGES METROPOLITAN DISTRICT
PUBLIC NOTICE OF REGULAR MEETING OF THE
BOARD OF DIRECTORS**

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of the Two Bridges Metropolitan District of the County of Douglas, State of Colorado, shall be held on Monday October 07, 2024 at 6:00 p.m. held at Station 184 at 6120 Bridle Path Lane. At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 1st day of October 2024.

TWO BRIDGES METROPOLITAN DISTRICT

By: /s/ Annemarie Tucker
District Manager

Two Bridges Metropolitan District Regular Board Meeting Agenda

Directors	Office	Term Expiration
Korin Barr	President	May 2025
Karen McCracken	Treasurer	May 2025
Aaron Argabright		May 2025
Vacancy		May 2027
Vacancy		May 2027

Meeting Date: Monday October 07, 2024

Meeting Start Time: 6:00pm (**Executive Session 6:05pm-6:30pm**) Regular Public Meeting begins at 6:30pm

Meeting Location: Station 184 at 6120 Bridle Path Lane

- I. Roll Call**
- II. Call to Order/Declaration of quorum**
- III. Present disclosures of potential conflicts of interest**
- IV. Administrative Matters**
 - 1) Review and approve meeting agenda
 - 2) Review and consider minutes from the April 10, 2024 board meeting [**Exhibit 01**]
 - 3) Review and consider minutes from the May 17, 2024 townhall meeting [**Exhibit 02**]
 - 4) Review and consider minutes from September 16, 2024 townhall meeting [**Exhibit 03**]
 - 5) Review and consider 2025 administrative resolution [**Exhibit 04**]
 - 6) Review and consider 2025 Election Resolution [**Exhibit 05**]
 - 7) Review and consider policies; Adoption of Polices and Procedures, Collection, Conflict of Interest, Email, Meeting Conduct, Record Inspection and Retention, Alternative Dispute and CORA policy [**Exhibit 06**]
- V. Public Comments – (3 minutes per homeowner)**
- VI. Director Matters**
- VII. Landscaping Matters**
 - 1) Status Update – Landscaping
 - 2) Review and consider 2025 Landscaping service contract [**Exhibit 07**]
 - 3) Review and consider noxious weed mitigation [**Exhibit 15**]
 - 4) Review and consider pond clean out bid [**Exhibit 16**]
- VIII. Financial Matters**
 - 1) Review and consider installation of additional Flock Camera
 - 2) Review and consider check disbursements [**Exhibit 08**]
 - 3) Review 2023 Audit Report [**Exhibit 14**]
 - 4) Public hearing on District’s proposed 2025 budget
 - 5) Consider resolution to adopt 2025 budget, appropriate funds, set mill levies [**Exhibit 08**]
 - 6) Review and consider 2024 audit engagement letter from Flynn CPA [**Exhibit 09**]
 - 7) Review 2024 Director fee schedule [**Exhibit 10**]
- IX. Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 11**]
 - 2) Homeowner Appeals [**Exhibit 12**]
 - 3) Review and discuss update to Rules and Regulation and Xeriscape
 - 3) Public hearing on proposed resolution to certify to the County Treasurer the collection – through the 2025 property tax collection process – of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 CRS
 - 4) Review and consider resolution to certify to the County Treasurer the collection of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 [**Exhibit 13**]
- X. Community Events**
- XI. Adjournment** - The next regular board meeting is scheduled for Wednesday April 09, 2025 at 6:00pm Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the

public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).