



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 Wednesday October 15, 2025 at 6:00 p.m. held at Station 184 at 6120 Bridle Path Lane and 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). 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 5th day of October 2025.

TWO BRIDGES METROPOLITAN DISTRICT

By: /s/ Annemarie Tucker
District Manager

Two Bridges Metropolitan District

Regular Board Meeting Agenda

Directors	Office	Term Expiration
Karen McCracken	President	May 2029
Daniel Everhard	Vice President	May 2027
Nicole Clark	Treasurer	May 2029
Anne Marie Benish	Secretary	May 2029
Bryn Larsen	Director	May 2027

Meeting Date: Wednesday October 15, 2025

Meeting Start Time: 6:00pm

Meeting Location: Station 184 at 6120 Bridle Path Lane and 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).

- 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 09, 2024 and May 21, 2025 board meeting [Exhibit 01]
 - 3) Review and consider 2026 Administrative Resolution [Exhibit 02]
 - 4) Public hearing on revision to Amended and Restated Declaration of Protective Covenants and Easement of Two Bridges (Declaration Document) [Exhibit 12]
- V. **Financial Matters**
 - 1) Review and consider check disbursements [Exhibit 03]
 - 2) Status updated 2025 landscaping issues
 - 3) Review and consider 2026 landscaping maintenance contract [Exhibit 04]
 - 4) Review and consider Wolfersberger LLC Management Contract [Exhibit 05]
 - 5) Review 2024 Audit Report [Exhibit 06]
 - 6) Review and consider 2025 audit engagement letter from Flynn CPA [Exhibit 07]
 - 7) Public hearing on District's proposed 2026 budget
 - 8) Consider resolution to adopt 2026 budget, appropriate funds, set mill levies [Exhibit 08]
 - 9) Status update – Bond refinance
- VI. **Enforcement Matters**
 - 1) Enforcement Reports [Exhibit 09]
 - 2) Homeowner Appeals [Exhibit 10]
 - 3) Review and consider updated rules and regulations [Exhibit 11]
- VII. **Public Comments – (3 minutes per homeowner)**
- VIII. **Director Matters**
- IX. **Adjournment** - The next special board meeting is scheduled for Wednesday, April 08, 2026 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).