WATERFALL METROPOLITAN DISTRICT NO. 1

NOTICE OF REGULAR MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
Jeff Breidenbach	President	May 2027
Kyndall Wiedrich	Vice President	May 2029
Vacant	Treasurer	May 2027
Sam Salazar	Secretary	May 2027
Dan Doherty	Asst. Secretary	May 2029

Date: October 22, 2026 (Thursday)
Time: 3:00 P.M.
Place: MS TEAMS & Teleconference

Join the meeting now
Meeting ID: 216 685 847 158 6; Passcode: jB2D9Hy3
Dial in by phone
+1 720-721-3140,,956664541#; Phone conference ID: 956 664 541#

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda.
D. Consider Appointment of Directors and Election of Officers.
E. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
F. Director Comment.

II. CONSENT AGENDA

A. Approval of Minutes – November 23, 2025 Regular Meeting. **(enclosure)**
B. Ratification of Payment of Claims. **(enclosure)**
C. Ratification of Contract Modifications. **(enclosure)**
D. Approval of Unaudited Financial Statements for the period ending June 30, 2026. **(enclosure)**
E. Approval of 2027 Meeting Resolution. **(enclosure)**
F. Approval of 2027 Election Resolution. **(enclosure)**
G. Ratification of Engagement of 2025 Auditor. **(enclosure)**
H. Ratification of 2025 Audit. **(enclosure)**

III. DISTRICT MANAGER ITEMS

A. District Managers' Report. **(enclosure)**
B. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors. **(to be distributed separately)**
    i. Affordable Pest Control

ii. All Sweep
iii. Davinci Signs
iv. Fiske Electric
v. Green Earth Midwest
vi. OLM Inc.
vii. SWPPP Colorado

C. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 Budget.

IV. FINANCIAL ITEMS

A. Public Hearing regarding the Proposed Amended 2026 Budget.
B. Consider Adoption of Amended 2026 Budget; Consideration and Approval of Resolution to Amend Budget; and Appropriate Sums of Money. **(enclosure)**
C. Public Hearing Regarding the Proposed 2027 Budget.
D. Consider Adoption of 2027 Budget; Consider Approval of Resolution to Adopt Budget; Certify Mill Levies and Appropriate Sums of Money. **(enclosure)**
E. Approval of Auditor for 2026 Financial Statements.

V. LEGAL ITEMS

A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings. **(enclosure)**

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT

*****The next Regular Meeting is scheduled for June 24, 2027*****