INDEPENDENCE OVERLAY METROPOLITAN DISTRICT

7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
Tel: 720-213-6621
https://www.independencemd1-6.org/
https://www.independencewsd.org/

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors	Office	Term/Expiration
Tim Craft	Director	2027/May 2027
Jim Yates	Assistant Secretary	2029/May 2029
David Gallo	Director	2029/May 2029
William Bridgham	Director	2029/May 2029
Taylor Graham	Director	2027/May 2027
Kevin Haughn	Director	2027/May 2027
Randall Roberts	Assistant Secretary	2027/May 2027

DATE: November 25, 2025 (Tuesday)
TIME: 5:30 P.M.
LOCATION: Zoom Meeting

This meeting will be held via Zoom and can be joined through the directions below:

https://zoom.us/j/4496175182
Phone: 1 (719) 359-4580
Meeting ID: 449 617 5182
One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest

B. Approve Agenda, confirm location of the meeting and posting of meeting notices

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C. Discuss and authorize renewal of District's insurance and Special District Association membership for 2026.

II. PUBLIC COMMENT

A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent

Agenda and considered in the Regular Agenda.

1. Approval of Minutes from the Regular Meeting held July 22, 2025 (enclosure)

IV. FINANCIAL MATTERS

A. Ratify approval of District Payments made from July 1, 2025 through September 30, 2025 (enclosure)

B. Approval of District Payments made from October 1, 2025 through October 31, 2025 (enclosure)

C. Review and accept unaudited financial statements for the periods ending September 30, 2025 (enclosure)

D. Conduct Public Hearings to consider Amendments to 2025 Budget (if necessary) and consider adoption of Resolutions to Amend the 2025 Budget and Appropriate Expenditures

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E. Conduct Public Hearings on the proposed 2026 Budgets and consider adoption of Resolutions to Adopt the 2026 Budget, Appropriate Sums of Money, and to Set Mill Levies (enclosures)

F. Consider selection of auditor to complete 2025 Financial Audit

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V. LEGAL MATTERS

A. Consider Adoption of 2025 Annual Administrative Resolution (enclosure)

1. Discuss business to be conducted in 2026 and location for meetings. Consider regular meeting dates for 2026 (suggested date is November 20, 2026 via Zoom Meeting) and annual meeting date for November 20, 2026.

B. Consider Approval of Independent Contractor Agreement with Public Alliance LLC (enclosure)

C. Consider Approval of Resolution Adopting a Rule Clarifying Nuisance Barking (enclosure)

VI. OPERATIONS AND MAINTENANCE

A. Discuss Swimming Pool 2025 Closing Report (enclosures)

1. Consider approval of Swimming Pool and Community Center Management Agreement with Front Range Recreation, Inc. (enclosure)

2. Consider approval of proposal from Front Range Recreation, Inc. for Wader Pool Wireless Autofill & Replumb Autofills (enclosure)

3. Consider approval of proposal from Front Range Recreation, Inc. for New Wet End Motor for Heater (enclosure)

B. Consider upgrade to Homestead Access System (enclosure)

C. Consider ELCI Landscaping Proposal for 2026 (enclosure)

D. Consider HBS Trash Services Contract for 2026 (enclosure)

E. Consider proposal from BrightView Landscape Services, Inc. for Landscape Services (enclosure)

F. Consider proposal from Water Solutions Sprinkler Service Inc for Snow Removal (enclosure)

G. Review Covenant Report (enclosure)

VII. OTHER BUSINESS

A. Correspondence (enclosure)

VIII. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025***