INDEPENDENCE OVERLAY METROPOLITAN DISTRICT

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

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors	Office	Term/Expiration
Tim Craft	President	2027/May 2027
Jim Yates	Secretary	2029/May 2029
David Gallo	Treasurer	2027/May 2027
Taylor Graham	Assistant Secretary	2027/May 2027
Kevin Haughn	Assistant Secretary	2027/May 2027
Randall Roberts	Assistant Secretary	2027/May 2027
Laura Gebers-DeKowzan	Assistant Secretary	2027/May 2027

DATE: November 24, 2026 (Tuesday)
TIME: 4:30 P.M.
LOCATION: Zoom Meeting

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

https://zoom.us/j/85445073894
Phone: 1 (719) 359-4580
Meeting ID: 854 4507 3894

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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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.

A. Approval of Minutes from the Special Meetings held on July 22, 2026 and November

16, 2026 (enclosures)

B. Approval of 2027 Agreement with Environmental Landworks Company, Inc. for landscape maintenance services (enclosures)

C. Approval of 2027 Swimming Pool Management Agreement with Front Range Recreation in the amount of $97,500.00 (enclosure)

D. Ratification of proposals from Environmental Landworks Company, Inc. (enclosures)

E. Ratification of proposal from 5280 Fitness Repair for gym repairs (enclosure)

F. Ratification of invoice from Environmental Landworks Company, Inc. for irrigation repairs (enclosures)

IV. FINANCIAL MATTERS

A. Approve District Payments in the amount of $51,930.72 and ratify District Payments for January through October 2026 in the amount of $276,192.02 (enclosure)

B. Review and accept unaudited financial statements for the period ending October 31, 2026 (enclosure)

C. Conduct Public Hearing to consider Amendment to the 2026 Budget (if necessary) and consider adoption of Resolution to Amend the 2026 Budget and Appropriate Expenditures

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D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money, and to Set Mill Levies (enclosure)

E. Consider authorizing the District Accountant to prepare and sign the DLG-70 Certification of Tax Levies for certification to the Board of County Commissioners and other interested parties

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F. Review and consider approval of Engagement Letter with The Adams Group, LLC for the 2026 Audit (enclosure)

G. Fraud Prevention Reminder for Board Members (enclosure)

V. LEGAL MATTERS

A. Consider Adoption of 2027 Annual Administrative Resolution (enclosure)

1. Discuss business to be conducted in 2027 and location for meetings. The Board will not hold regular meetings and will call special meetings as needed. The 2027 annual meeting will be held immediately prior to the 2027 budget hearing meeting.

B. Consider Adoption of Resolution Calling the May 4, 2027 Regular Election (enclosure)

C. Consider Adoption of Resolution Designating the Official Custodian of Records and Adopting an Amended and Restated Policy on Responding to Open Record Requests (enclosure)

D. Review and acknowledge Public Alliance LLC 2027 Rate Changes (enclosures)

E. Review and consider proposal from Altitude Law for covenant and collections special counsel (enclosure)

F. Discuss statement regarding Board Member conduct

VI. OPERATIONS AND MAINTENANCE

A. Pool Operations Review

1. Review and consider approval of proposal from Front Range Recreation for Waterco deckside pool vacuum in the amount of $4,331.98 (enclosure)

2. Review 2026 Pool Closing Report and 2026 pool usage report from Front Range Recreation (enclosures)

3. Review Commercial Pool Capital Planning Guide from Front Range Recreation (enclosure)

B. Review and consider approval of proposal from BW Technologies Inc. for security cameras (enclosure)

C. Review and consider approval of proposal and Snow Removal Agreement with Water Solutions Sprinkler Service and Landscaping for snow removal services (to be distributed)

D. Review and consider updated pricing from Waste Management for trash services (to be distributed)

VII. DISTRICT AND COMMITTEE OVERSIGHT

A. Review Covenant Control Report (enclosure)

B. Review and acknowledge Resident Review Committee Meeting Minutes from August 3, 2026 and September 1, 2026 (enclosures)

C. Discuss covenant enforcement and the Resident Review Committee's ("RRC") operations, responsibilities, and governance

D. Review and consider proposal for Director-specific email addresses (to be distributed)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

THERE ARE NO MORE REGULARLY SCHEDULED MEETINGS FOR 2026.