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	Treasurer	2029/May 2029
David Gallo	Secretary	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 2029

DATE: Wednesday, July 22, 2026
TIME: 5:30 P.M.
LOCATION: Zoom Meeting

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

Zoom Meeting Link
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

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B. Approve Agenda, confirm meeting location and posting of meeting notices, and designate 24-hour posting location

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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.

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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 Meeting held on May 6, 2026 (to be distributed)

B. Ratification of proposal with Environmental Landworks Company, Inc. for solar battery replacement (enclosure)

C. Ratification of proposal and invoice from Environmental Landworks Company, Inc. for irrigation repairs (enclosure)

D. Ratification of proposal from Environmental Landworks Company, Inc. for crusher fines pathway (enclosure)

E. Ratification of sign purchases (enclosures)

IV. CORRESPONDENCE (enclosures)

V. FINANCIAL MATTERS

A. Review and accept unaudited financial statements for the periods ending June 30, 2026 (to be distributed)

B. Ratify approval of District Payments made through July 14, 2026 (enclosure)

VI. LEGAL MATTERS

A. Discuss Architectural Control Committee

1. Consider approval of Amended and Restated Resolution Concerning the Architectural Control Committee (to be distributed)

2. Consider letters of interest for Independence Architectural Control Committee and/or Resident Review Committee, as applicable, each candidate will have 3 minutes for introduction (enclosures)

VII. OPERATIONS AND MAINTENANCE

A. Discuss Colorado Wildland Resiliency Code

B. Review Covenant Report (enclosure)

C. Discuss lowering District insurance deductible (enclosure)

D. Discuss increasing clubhouse rental rate

E. Discuss emergency preparedness

F. Other

VIII. OTHER BUSINESS

IX. ADJOURNMENT