

GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT

Special Board Meeting

Wednesday, November 12, 2025, at 10:30 a.m.

13737 Struthers Rd, Suite 200

Colorado Springs, CO 80921

and

Via tele/videoconference

<https://video.cloudoffice.avaya.com/join/338526880>

United States: [\(213\) 463-4500](tel:(213)463-4500) Access Code: 338526880



Board of Directors	Title	Term
Ronald Covington	President	May 2029
Grace Covington	Secretary	May 2029
Laureen Deveau	Treasurer	May 2029
Tara Dudley	Assistant Secretary	May 2027
Christopher Mikolajczyk	Assistant Secretary	May 2027

AGENDA

1. Call to Order:
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters:
3. Approval of Agenda
4. Consent Agenda:
 - a. Approve Board Meeting Minutes from July 22, 2025 (enclosed)
 - b. Approve Unaudited Financial Statements through September 30, 2025 (enclosed)
 - c. Approve Payables through November 4, 2025 (enclosed)
5. Financial Matters:
 - a. Public Hearing on 2025 Amended and 2026 Budget Adoption
 - i. Consider adoption of Resolution to amend the 2025 Budget
 - ii. Consider adoption of Resolution to adopt the 2026 Budget and Certifying Mill Levies (enclosed)
6. Legal Matters:
 - a. Consider Approval of 2026 Annual Administrative Resolution (enclosed)
 - b. Review and Consider Approval to proceed with a 2025 Audit Exemption
 - c. Review and Consider Approval of WSDM- Managers Engagement Letter (enclosed)
 - d. Review and Consider Approval of LMI Landscaping and Snow Removal Contract
 - e. Discuss and approve authorization of 2026 SDA Membership
 - f. Review and Consider Approval of 2026 General Liability Coverage with CSD Pool
 - g. Review and Consider Approval of Workers Compensation Coverage with CSD Pool (or waiver)

7. Public Comment:
8. Next Meetings:
 - a. Next Regular Scheduled Meeting- January 13, 2026, at 1 p.m.
9. Adjourn