

INDY OAK TOD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 / 800-741-3254
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<https://indyoaktodmd.colorado.gov/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Eric Knorr	President	2027/May 2029
Judson Connelly	Treasurer	2029/May 2029
VACANT		2027/May 2027
VACANT		2027/May 2027
VACANT		2027/May 2027
Peggy Ripko	Secretary (non-elected)	

DATE: October 20, 2025

TIME: 6:00 P.M.

LOCATION: VIA ZOOM

Please email Peggy Ripko if there are any issues (pripko@sdmsi.com)

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRTWkRyUlZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial-In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.

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

- C. Review and consider approval of Minutes from the April 21, 2025 Regular Meeting and July 9, 2025 Special Meeting (enclosures).

- D. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are February __, May __, August __ and October __, 2026) and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
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- E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).
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- F. Discuss and authorize renewal of District’s insurance and Special District Association membership for 2026.
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- G. Discuss website accessibility matters (if needed).
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II. PUBLIC COMMENT

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

III. FINANCIAL MATTERS

- A. Approve/Ratify approval of the payment of claims (to be distributed).
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- B. Review unaudited financial statements for the period ending September 30, 2025 (to be distributed).
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- C. Conduct Public Hearing to Amend the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
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- D. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary AV, draft 2026 Budget, and Resolutions).
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- E. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (if necessary).
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- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (collectively, the “Certification”), and direct staff to file the Certification with the Board of County Commissioners and other interested parties.
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- G. Discuss statutory and loan requirements for an audit. Consider engagement of Wipfli LLP for preparation of 2025 Audit (to be distributed).
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- H. Consider appointment of District Accountant to prepare the 2027 Budget.
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IV. LEGAL MATTERS

- A. Discuss and consider approval of update to engagement letter with McGeady Becher Cortese Williams P.C. (if necessary).
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- B. Other.
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V. LANDSCAPE MATTERS

- A. Review and consider approval of Estimates from GreenEarth Midwest, LLC for installation of irrigation controller (enclosures).
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- B. Review and consider approval of Proposals from Landtech Landscape Maintenance for 2025-2026 Snow Removal (enclosures).
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VI. DIRECTOR MATTERS

- A. _____

VII. OTHER

- A. Discussion regarding parking rules at Pearson Grove.
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- B. Discuss request from resident for variance to short-term lease limitations in the Covenants and Restrictions of Oak Street Townhomes (enclosure).
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VIII. ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.