

BENNETT RANCH METROPOLITAN DISTRICT NO. 1

SPECIAL MEETING

via teleconference

Monday, October 20, 2025 at 9:30 A.M.

<http://www.bennetranchmetrodistrict.com/>

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

Link: <https://us06web.zoom.us/j/82147618679?pwd=WspqPhqeHhSXI883FcVryLKdbF9B9p.1>

Meeting ID: 821 4761 8679

Password: 895078

Call-in Number: 720-707-2699

Kacy Flemons, President	Term to May 2029
Ryan Cohn, Secretary/Treasurer	Term to May 2027
Vacant	Term to May 2029
Vacant	Term to May 2027
Vacant	Term to May 2027

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order/ Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda
 - a. Consider Approval of Minutes from July 29, 2025 Special Meeting (**enclosure**)
 - b. Ratification of 2024 Annual Report
6. District Management Items
7. Legal Matters
 - a. Consider Adoption of 2026 Annual Administrative Resolution (**enclosure**)
 - b. Consider Approval of Notice to Electors Pursuant to § 32-1-809, C.R.S. (**enclosure**)
 - c. Consider Approval of Recreation Amenities Use Policy (**enclosure**)

- d. Consider Approval of Collections and Covenant Enforcement Counsel (**enclosure**)
- e. Discussion Regarding 2025 Legislative Update (**enclosure**)

8. Insurance Matters

- a. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (**enclosure**)
- b. Consider Approval of Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool (**enclosure**)

9. Financial Matters

- a. Review of Payables/Financials (**enclosure**)
- b. Conduct Public Hearing on 2025 Budget Amendment (if needed)
 - i. Consider Adoption of Resolution Amending 2025 Budget
- c. Conduct Public Hearing on 2026 Budget (**enclosure**)
 - i. Consider Adoption of Resolution Adopting 2026 Budget, Imposing Mill Levy and Appropriating Funds
- d. Consider Auditor Proposals for 2025 Audit

10. Other Business

11. Adjourn