

BENNETT RANCH METROPOLITAN DISTRICT NO. 1

REGULAR MEETING

via teleconference

Monday, January 19, 2026 at 10:00 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/89064154071?pwd=xKbjalXxw6DVHMGcQBkZGkqmFccJHy.1>

Meeting ID: 890 6415 4071

Password: 803605

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 October 20, 2025 Special Meeting (**enclosure**)
 - b. Consider Approval of Minutes from November 6, 2025 Annual Meeting
6. District Management Items
7. Legal Matters
 - a. Consider Approval of WBA Engagement Letters (**enclosure**)
 - b. Ratify First Addendum to Independent Contractor Agreement with MSI for District Management Services (**enclosure**)

- c. Consider Approval of 2026 Resolution Designating Meeting Notice Posting Location (**enclosure**)
- 8. Financial Matters
 - a. Review of Payables/Financials (**enclosure**)
- 9. Other Business
- 10. Adjourn