

MUEGGE FARMS METROPOLITAN DISTRICT NO. 1

c/o Public Alliance
405 Urban Street, #310
Lakewood, CO 80228
720-213-6621
<https://mueggefarmsmid1.com>

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:

James E. Marshall
John P. Vitella
Brandon S. Wyszynski
Randy Bauer
VACANT

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary

Term/Expiration:

May 2025
May 2025
May 2027
May 2027
May 2025

DATE: April 10, 2025
TIME: 10:00 a.m.
PLACE: Via Zoom

The meeting can be joined through the directions below:

<https://zoom.us/j/4496175182>
Meeting ID: 449 617 5182
Call In: 1 (719) 359-4580
Participant Code: press #
One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest.
- B. Approve Agenda, confirm location of the meeting, posting of meeting notices and designate 24-hour posting location.

II. PUBLIC COMMENT. Members of the public may express their views to the Board on matters that affect the District that are not otherwise listed on the agenda as Public Hearings. Comments will be limited to three (3) minutes per person.

III. FINANCIAL MATTERS

- A. Review and consider ratification and/or approval of claims (enclosure).
- B. Review and consider acceptance of unaudited financial statements (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution No. 2025-04-01, Resolution of Muegge Farms Metropolitan District No. 1 to Amend the 2024 Budget.

IV. COVENANT ENFORCEMENT AND OPERATIONS AND MAINTENANCE MATTERS

- A. Ratify Resolution Acknowledging and Adopting the Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms Coach House (Filing No. 4) (the “Supplemental Coach House Declaration”).
- B. Ratify Resolution Acknowledging and Adopting the Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms American Dream (Filing No. 4) (the “Supplemental American Dream Declaration,” and together with the Supplemental Coach House Declaration, the “Supplemental Declarations”).
- C. Ratify Resolution Adopting Policies and Procedures Governing the Enforcement of the Master Declaration of Covenants, Conditions and Restrictions for Muegge Farms of Muegge Farms Filing No. 4 (the “Master Declaration”).
- D. Consider adoption of Resolution Adopting First Amended and Restated Policies and Procedures Governing the Enforcement of the Master Declaration and the Supplemental Declarations.
- E. Consider adoption of Resolution Adopting First Amended and Restated Design Standards for Muegge Farms Filing No. 4.
- F. Consider adoption of Resolution Regarding Imposition of First Amended and Restated District Fees.
- G. Other.

V. CONSTRUCTION AND CAPITAL MATTERS

- A. Discuss status of construction, including detention pond construction.
- B. Other.

VI. LEGAL MATTERS

- A. Conduct Public Hearing to consider inclusion of approximately 0.116 acres of property owned by Muegge Farms, LLC.
 - 1. Consider Petition for Inclusion of Real Property consisting of approximately 0.116 acres owned by Muegge Farms, LLC into the boundaries of the District (enclosure).
 - 2. Consider adoption of Resolution No. 2025-04-03; Resolution for Inclusion of Real Property consisting of approximately 0.116 acres owned by Muegge Farms, LLC (enclosure).

- B. Other.

VII. OTHER BUSINESS

- A. Discuss and consider scheduling quarterly meetings.
- B. Other.

VIII. ADJOURNMENT

The next regular meeting is scheduled for May 15, 2025.