

# MUEGGE FARMS METROPOLITAN DISTRICT NO. 1

c/o Public Alliance  
405 Urban Street, #310  
Lakewood, CO 80228  
720-213-6621  
<https://mueggefarmsmd1.com>

## NOTICE OF REGULAR MEETING AND AGENDA

### **Board of Directors:**

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

### **Office:**

President  
Treasurer  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

### **Term/Expiration:**

May 2029/May 2029  
May 2029/May 2029  
May 2029/May 2029  
May 2027/May 2027  
May 2027/May 2027

DATE: May 14, 2026  
TIME: 9:00 a.m.  
PLACE: Via Zoom

### **The meeting can be joined through the directions below:**

<https://zoom.us/j/82175248614>  
Meeting ID: 821 7524 8614  
Call In: 1 (719) 359-4580  
One tap mobile: +17193594580,,82175248614#

## **I. ADMINISTRATIVE MATTERS**

- A. Confirm quorum and present disclosures of potential conflicts of interest.
- B. Approve Agenda, confirm location of the meeting and posting of meeting notices and designate 24-hour posting location.
- C. Consider authorizing interested Board Members to attend the 2026 Special District Association's Annual Conference in Keystone on September 15-17, 2026.
- D. Review and consider approval of minutes from the October 16, 2025 Regular Board Meeting and Annul Meeting (enclosures).

**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. Discuss and consider approval of draft 2025 Audit (enclosure) and authorize execution of Representations Letter.
- D. Discuss reimbursement for fencing (enclosure).

**IV. COVENANT ENFORCEMENT AND OPERATIONS AND MAINTENANCE MATTERS**

- A. Design Review Committee Report.
- B. Discuss Covenant Enforcement Matters (enclosure).
  - 1. Discuss alleyway parking (enclosure).
- C. Discuss the need for separate design guidelines for Oakwood American Dream and Coach House Product.
- D. Other.

**V. CONSTRUCTION AND CAPITAL MATTERS**

- A. Other.

**VI. LEGAL MATTERS**

- A. Ratify acceptance of the Conditional Acceptance from Town of Bennett for Phase 4A and 4B (enclosures).
- B. Other.

**VII. OTHER BUSINESS**

- A. Other.

**VIII. ADJOURNMENT**

**The next regular meeting is scheduled for October 15, 2026.**