HOME PLACE METROPOLITAN DISTRICT

REGULAR MEETING
via teleconference
Wednesday, November 18, 2026 at 6:00 P.M.
https://www.homeplacemetrodistrict.org

This meeting will be held via teleconferencing and can be joined through the directions below:
https://us06web.zoom.us/j/82429219552?pwd=AcKlNOIThа9bnU6PD2zbjSunkJZ1vg.1
Meeting ID: 824 2921 9552
Passcode: 927975
Call-in Number: 720-707-2699

Thomas Garmong, President	Term to May 2029
Andrea Wilson, Treasurer	Term to May 2027
Kasie Foster, Secretary	Term to May 2027
Antonio Pacifico, Assistant Secretary	Term to May 2029
Nicholas Williams, Assistant Secretary	Term to May 2029

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order

2. Declaration of Quorum/Director Conflict of Interest Disclosures/Affirmation of Qualifications

3. Approval of Agenda

4. Public Comment – Members of the public may express their views to the Board(s) on matters that affect the District. Comments will be limited to three (3) minutes per person.

5. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

    a. Approval of Minutes from the June 23, 2026, Regular Meeting (**enclosure**)

    b. Acceptance of 2025 Annual Report (**enclosure**)

6. Financial Matters

    a. Review of Payables/Financials (**enclosure**)

    b. Consider Acceptance of 2025 Audit

    c. Conduct Public Hearing on 2026 Budget Amendment

        i. Consider Adoption of Resolution Amending the 2026 Budget, if needed (**enclosure**)

    d. Conduct Public Hearing on 2027 Budget

i. Consider Adoption of Resolution Adopting 2027 Budget, Imposing Mill Levy and Appropriating Funds Other Business (**enclosure**)

e. Consider Approval of 2026 Auditor Engagement Letter (**to be distributed**)

f. Other Financial Matters

7. Legal Matters

a. Consider Adoption of 2027 Annual Administrative Resolution (**enclosure**)

b. Consider Adoption of the Resolution Calling the May 4, 2027 Director Election (**enclosure**)

c. Review and Consider Approval of the Resolution Regarding Clarification and Confirmation of Acquisition of Public Improvements (**enclosure**)

d. Discuss Status of Phase 2 Landscape Acceptance

e. Other Legal Matters

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. Discuss Optional Coverage for Special Events and Rental of District Facilities (**enclosure**)

c. Consider Approval of Exclusion from Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool

d. Consider Approval of 2027 Agency Fee Invoice with Highstreet (**enclosure**)

9. Manager Matters

a. Manager's Report (**enclosure**)

b. Consider Approval of Proposal from Brightview for 2026-2027 Snow Removal Services (**enclosure**)

c. Consider Approval of Proposal from Brightview for Spigot Replacement (**enclosure**)

d. Update on the City of Thornton's Water Usage Restrictions and Replacement of Dead Trees

e. Garden Committee Update

f. Other Manager Matters

10. Director Matters

a. Discuss Community Communication and Events

b. Discuss Personal Property/Trash left in Alleyways

c. Discuss Emergency Contact Information for Infrastructure Issues on District Website

11. Other Business

12. Adjourn