NOTICE OF REGULAR MEETING OF
MULBERRY METROPOLITAN DISTRICT NOS. 1-6

NOTICE IS HEREBY GIVEN that a regular meeting of the Boards of Directors (the "Boards") of Mulberry Metropolitan District Nos. 1-6 (the "Districts"), located in the City of Fort Collins, Larimer County, Colorado, will be held on:

Date: November 17, 2026
Time: 2:00 PM
Location: Via teleconference:
https://advancehoa.zoom.us/j/81820422728
Meeting ID: 818 2042 2728
Call: (719) 359-4580

District Nos. 1-2 and 4-6

Boards of Directors:	**Office:**	**Term Expires:**
Alex Carlson	President	May 2029
Patrick McMeekin	Vice President	May 2027
Landon Hoover	Secretary	May 2027
Jason Stansberry	Treasurer	May 2029
Vacant		May 2027

District No. 3

Boards of Directors:	**Office:**	**Term Expires:**
Alex Carlson	President	May 2029
Patrick McMeekin	Vice President	May 2027
Jason Stansberry	Secretary/Treasurer	May 2027
Kayla Kovar	Director	May 2027
Devon Steely	Director	May 2029

Agenda

1) Call to Order
2) Declaration of Quorum / Disclosure of Potential Conflicts of Interest
3) Approval of Agenda
4) Consent Agenda
    a) Approval of Minutes of the April 15, 2026 Special Meeting
    b) Ratification of 2025 Audit (District Nos. 1 and 2)
    c) Ratification of 2025 Annual Report
    d) Approval/Ratification of Payables
    e) Approval of Unaudited Financial Statements
    f) Ratification of Audit Exemptions (District Nos. 3-6)
    g) Approval of Renewal of General Liability Schedule and Limits and Property Schedule

5) Legal Matters
    a) Consider Adoption of Joint Annual Administrative Matters Resolution
        i) Proposed 2027 Board Meeting Dates: March 16, 2027; July 13, 2027 (Regular Meeting and Annual Meeting); September 21, 2027; and November 16, 2027 (Annual Budget Hearing), each at 2:00 PM
    b) Consider Approval of Joint Second Amended and Restated Public Records Request Policy
    c) Consider Adoption of Resolution Calling May 4, 2027 Regular Election
    d) Consider Approval of Engagement with WBA, PC for General Counsel Services
    e) Consider Acknowledgement of Tract Conveyance (Tracts A, E, Z, and CC, Bloom Filing Seven) (Enclosures)
6) Financial Matters
    a) Public Hearing on Proposed Amended 2026 Budget (District Nos. 1, 2, 3, 4)
        i) Consider Adoption of Resolution to Amend 2026 Budget and Appropriate Sums of Money (District Nos. 1, 2, 3, 4)
    b) Public Hearing on Proposed 2027 Budgets
        i) Consider Adoption of Resolutions to Adopt 2027 Budgets, Set Mill Levies, and Appropriate Sums of Money
    c) Consider Engagement of Auditor for 2026 Audit Services
        i) Haynie
        ii) Fiscal Focus Partners, LLC
        iii) DMC Auditing and Consulting, LLC
7) Administrative Matters
    a) Consider Approval of 2027 Independent Contractor Agreements with Operations and Maintenance Service Contractors
        i) FetchPoop
        ii) Landscaping Maintenance
            (1) Mill Brothers
            (2) ELCI
            (3) Bath Landscaping
    b) Consider Approval of First Amendment to Independent Contractor Agreement with Advance HOA Management for 2027 Rates
8) Management Matters
    a) Review Management Report
9) Public Comment: Comments are Limited to Three (3) Minutes per Person.
10) Other Business

a) Update from Social Committee

11) Adjournment

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