NOTICE OF SPECIAL MEETING OF
PRAIRIE SONG METROPOLITAN DISTRICT NOS. 1-9

NOTICE IS HEREBY GIVEN that a special meeting of the Boards of Directors (the "Boards") of Prairie Song Metropolitan District Nos. 1-9 (the "Districts"), located in the Town of Windsor, Weld County, Colorado, will be held on:

Date: November 10, 2026
Time: 5:00 PM
Location: Windsor Community Recreation Center, Buckeye/Redwood Room
Address: 250 N. 11th St, Windsor, CO, 80550
Via Zoom teleconference:
https://advancehoa.zoom.us/j/86814929648
Meeting ID: 868 1492 9648
Call: +17193594580,,86814929648# US

District Nos. 1-4, 6-9

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

District No. 5

Board of Directors:	**Office:**	**Term Expires:**
Alex Carlson	President	May 2029
Landon Hoover	Vice President	May 2027
Patrick McMeekin	Secretary	May 2027
Glen Thurston	Asst. Secretary	May 2029
Andrew Mosebar	Asst. Secretary	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 May 11, 2026, Regular Meeting and June 17, 2026, Special Meeting
   b) Ratification of 2025 Audit Extension
   c) Ratification of 2025 Audit (District Nos. 4 and 8)
   d) Ratification of 2025 Joint Annual Report
   e) Ratification of Updated Amended and Restated Water Rules and Regulations (District No. 8)
   f) Approval of Renewal of General Liability Schedule and Limits and Property Schedules

g) Approval/Ratification of Payables

h) Approval of Unaudited Financial Statements

5) Legal Matters

a) 2026 Legislative Update

b) Consider Adoption of Joint Annual Administrative Matters Resolution

i) Proposed 2027 Board Meeting Dates: May 11, 2027 and November 10, 2027 at 5:00 PM Annual Meeting; November 10, 2027 at 5:00 PM

c) Consider Approval of Joint Second Amended and Restated Public Records Request Policy

d) Consider Adoption of Joint Resolution Calling May 4, 2027 Regular Election

e) Consider Approval of Joint Procurement Policy (District Nos. 1, 2, and 7)

f) Consider Approval for First Amendment to Funding and Reimbursement Agreements (Operations and Maintenance) (District No. 8)

g) Consider Resolution Accepting Costs and Tract and Landscaping Conveyances (District Nos. 1, 4, & 8)

h) Consider Approval of Engagement Letters with WBA, PC for Legal Counsel Services (District Nos. 1-8)

6) Financial Matters

a) Public Hearing on Proposed Amended 2026 Budgets

i) Consider Adoption of Resolutions to Amend 2026 Budgets and Appropriate Sums of Money (District Nos. 4, 8, & 9)

b) Public Hearing on Proposed 2027 Budgets

i) Consider Adoption of Resolutions to Adopt 2027 Budgets, Set Mill Levies, and Appropriate Sums of Money (District Nos. 1-9)

c) Consider Engagement of Auditor for 2026 Audit Services (District Nos. 4 and 8)

7) Administrative Matters

a) Consider Approval of 2027 Independent Contractor Agreements with Operations and Maintenance Service Contractors

i) FetchPoop

ii) Lights Up Colorado

iii) Mill Brothers Landscaping

b) Water Update

8) Management Matters

a) Review Management Report

b) Consider Approval of First Amendment to the Independent Contract Agreement with Advance HOA Management for 2027 Rates

9) Public Comment: Comments are Limited to Three (3) Minutes per Person.

10) Other Business

    a) Discuss 764 Trumpet Fencing

11) Adjournment

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