

**SABELL METROPOLITAN DISTRICT
REGULAR MEETING**

Via Teleconference

Tuesday, April 14th, 2026 at 2:30 p.m.

<https://sabellmetrodistrict.com/>

Board of Directors:

Matthew Cavanaugh, President	Term to May 2029
Charles R. Hauptman, Treasurer	Term to May 2029
Guillaume Pouchot, Assistant Secretary	Term to May 2027
Julie Pero, Secretary	Term to May 2029
VACANT	Term to May 2027

Link: <https://us06web.zoom.us/j/82299886342?pwd=sYkBCLHHRaolnIAfNtRtj4lmrD6MmR.1>

Meeting ID: 822 9988 6342

Passcode: 185499

Call-in Number: +1-720-707-2699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda
 - a. Approval of Minutes from January 13, 2026 Regular Meeting (**enclosure**)
 - b. Approval of Minutes from February 10, 2026 Annual Meeting (**enclosure**)
 - c. Review Cash Access and Internal Controls Memorandum from CliftonLarsonAllen, LLP (**enclosure**)
6. Financial Matters
 - a. Consider Acceptance of Schedule of Cash Position (**enclosure**)
 - b. Consider Approval of Claims Payables (**enclosure**)
 - c. Discussion Regarding Transfer Fee
 - d. Other Financial Matters
7. Management Updates
 - a. District Manager's Report (**enclosure**)
 - b. Consider Approval of Proposal from Environmental Landworks Company, Inc. for Landscape Maintenance Services (**enclosure**)
 - c. Consider Approval of Proposal from Environmental Landworks Company, Inc. for

Mainline Irrigation Repair (**enclosure**)

- d. Consider Approval of Proposal from DCPS for Maintenance Services (**to be distributed**)
- e. Social Committee Update

8. Legal Matters

- a. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements (Block 1, Tract DA; Block 1, Tract BA; parking spaces; and sidewalks in Sabell Subdivision Filing No. 2 – Amendment No. 1) and pursuant to the Public Improvement Acquisition and Reimbursement Agreement with Ridge Road Capital Investments, LLC (**enclosure**)
 - Consider Approval of Special Warranty Deed (**enclosure**)
 - Consider Acceptance of Bill of Sale (**enclosure**)
- b. Other Legal Matters

9. Other Business

10. Adjourn