

SABELL METROPOLITAN DISTRICT

SPECIAL MEETING

Via Teleconference

Monday, October 19th, 2026 at 1:30 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/88306759212?pwd=JgJCizDH9w4O0sXc04iLldgcRkc40a.1>

Meeting ID: 883 0675 9212

Passcode: 062671

Call-in Number: +17207072699

NOTICE OF SPECIAL 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 July 28, 2026 Special Meeting (**enclosure**)
 - b. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, Highstreet Insurance & Financial Services for 2027 Agency Services, and SDA Membership for 2027 (**enclosure**)
6. Financial Matters
 - a. Consider Acceptance of Unaudited Financial Statements (**enclosure**)
 - b. Consider Approval of Claims Payables (**enclosure**)
 - c. Conduct Public Hearing on 2026 Budget Amendment and Consider Adoption of Resolution Amending 2026 Budget (if necessary)
 - d. Conduct Public Hearing on 2027 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for Calendar Year 2027 (**enclosure**)
 - e. Consider Approval of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP (**to be distributed**)
 - Review Cash Access and Internal Controls Memorandum (**enclosure**)

- f. Other Financial Matters
- 7. Management Updates
 - a. District Manager's Report (**enclosure**)
 - b. Discussion Regarding Fee Schedules from AdvanceHOA (**enclosure**)
 - c. Discuss and Consider Approval of 2027 Landscape Maintenance Proposal (**enclosure**)
 - d. Discuss and Consider Approval of 2027 Snow Removal Proposal (**enclosure**)
 - e. Discussion Regarding Landscaping Maintenance
- 8. Legal Matters
 - a. Consider Approval of Settlement Agreement and Release with AdvanceHOA Management (**enclosure**)
 - b. Consider Adoption of 2027 Annual Administrative Resolution (**enclosure**)
 - c. Consider Approval of Engagement Letter with WBA, PC for Legal Services (**enclosure**)
 - d. Consider Adoption of Resolution Calling May 4, 2027 Election (**enclosure**)
 - e. Consider Adoption of Resolution Regarding Acceptance and Acquisition of Public Improvements Pursuant to the Public Improvements Acquisition and Reimbursement Agreement with Ridge Road Capital Investments, LLC (**enclosure**)
 - f. Other Legal Matters
- 9. Other Business
- 10. Adjourn