PUBLIC NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

PUBLIC NOTICE is hereby given that a regular meeting and budget hearing of the Board of Directors of the Potomac Farms Metropolitan District of the County of Adams, State of Colorado, shall be held on Tuesday, November 17th, 2026, at 6pm at Bison Ridge Recreation Center (13905 E 112th Ave, Commerce City, CO 80022). At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 11th day of November 2026.

POTOMAC FARMS METROPOLITAN DISTRICT

By: /s/ Emmy Montez
District Manager

Potomac Farms Metropolitan District
Regular Board Meeting and Budget Hearing Agenda

Directors	Office	Term Expiration
Dale Jones	President/Secretary	May 2027 (Elected)
Joanna Sandoval	Vice President	May 2029 (Elected)
Heidi Brown	Asst. Secretary	May 2027 (Elected)
Lidiya Koptev	Treasurer	May 2029 (Elected)
Austin Park	Director	May 2027 (Appointed)

Meeting Date: Tuesday November 17, 2026
Meeting Start Time: 6:00pm
Meeting Location: Bison Ridge Recreation Center (13905 E 112th Ave, Commerce City, CO 80022).

Roll Call

I. Call to Order/Declaration of quorum

II. Present disclosures of potential conflicts of interest

III. Administrative Matters

1) Review and approve meeting agenda.
2) Review and consider minutes from the October 20th, 2026, regular board meeting and the October 21st annual townhall meeting [**Exhibit 01**]
3) Review and consider 2027 administrative resolution [**Exhibit 02**]
4) Review and consider 2027 Election Resolution [**Exhibit 03**]

IV. Director Matters

V. Capital Project / Landscaping Matters

1) Landscaping update – (Bright View Landscaping)
2) Discussion – Tract 13 park plans with Mike Uittenbogaard with Ground Solutions and Michael Murriet with A to Z Landscaping.

VI. Financial/Contractual Matters

1) Review and consider payment of claims [**Exhibit 04**]
2) Review and consider 2027 Management contract [**Exhibit 05**]
3) Public hearing on District's proposed 2027 budget
4) Consider resolution to adopt 2027 budget, appropriate funds, set mill levies [**Exhibit 06**]
5) Review and discuss 2026 Director Fee Schedule [**Exhibit 07**]

VII. Social Events

1) Discuss community events

VIII. Architectural Review / Covenant Enforcement Matters

1) Status update - design request forms
2) Enforcement Reports [**Exhibit 08**]
3) Discuss and consider edits to the design guidelines for shed materials [**Exhibit 09**]

IX. Public Comments – (3 minutes per homeowner)

X.

Adjournment - The next regular board meeting is scheduled for Tuesday, November 17, 2026, at 6:00 pm and will be held at Bison Ridge Recreation Center (13905 E 112th Ave, Commerce City, CO 80022).