



**PUBLIC NOTICE OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS**

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of the Potomac Farms Metropolitan District of the County of Adams, State of Colorado, shall be held on Tuesday, October 20<sup>th</sup>, 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 7<sup>th</sup> day of October 2026.

POTOMAC FARMS METROPOLITAN DISTRICT

By: /s/ Emmy Montez  
District Manager

# Potomac Farms Metropolitan District

## Regular Board Meeting 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 October 20, 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 September 15, 2026, board meeting [**Exhibit 01**]
- IV. **Director Matters**
- V. **Capital Project / Landscaping Matters**
  - 1) Landscaping update – (Bright View Landscaping)
  - 2) Consider 2027 Landscaping Contract [**Exhibit 02**]
  - 3) Review retention pond cleanup
  - 4) Discussion – Tract 13 park plans [**Exhibit 07**]
- VI. **Financial/Contractual Matters**
  - 1) Review and consider payment of claims [**Exhibit 03**]
  - 2) Consider 2026 audit with Flynn CPA [**Exhibit 04**]
- VII. **Social Events**
  - 1) Discuss community events
- VIII. **Architectural Review / Covenant Enforcement Matters**
  - 1) Status update - design request forms
  - 2) Enforcement Reports [**Exhibit 05**]
- IX. **Public Comments – (3 minutes per homeowner)**
- X.

**Adjournment** - The next regular board meeting and budget hearing 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).