



**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, February 24<sup>th</sup>, 2026, at 6pm Online: <http://app.goto.com/meeting/486952797>. 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 4<sup>th</sup> day of February 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 February 24, 2026

Meeting Start Time: 6:00pm

Meeting Location: held Online: <http://app.goto.com/meeting/486952797>

## 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 November 18, 2025, board meeting. [**Exhibit 01**]
- IV. **Director Matters**
- V. **Capital Project / Landscaping Matters**
  - 1) Landscaping update – (Bright View Landscaping)
  - 2) Review and consider bid for concrete path [**Exhibit 02**]
  - 3) Review and consider bid for cement on district sidewalks [**Exhibit 03**]
  - 4) Review and consider updated bid for retaining wall [**Exhibit 07**]
  - 5) Status update- fence replacement on Wheeling Dr.
  - 6) Status update and discussion – Tract 13 plans.
- VI. **Financial/Contractual Matters**
  - 1) Review and consider payment of claims [**Exhibit 04**]
  - 2) Review 2025-year end financials [**Exhibit 08**]
- VII. **Social Events**
  - 1) Discuss social events.
- VIII. **Architectural Review / Covenant Enforcement Matters**
  - 1) Status update - design request forms
  - 2) Enforcement Reports [**Exhibit 05**]
  - 3) Review and consider homeowner appeals
  - 4) Review and consider updates to the design guidelines for lighting [**Exhibit 06**]
- IX. **Public Comments – (3 minutes per homeowner)**
- X.

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