

**SPECIAL MEETING**  
**CARRIAGE HILLS METROPOLITAN DISTRICT**

Thursday, July 23, 2026 – 5:30 P.M.

Via Videoconference

<https://zoom.us/j/94387900338?pwd=K1crz8z2EcVJbb5a9GgAptsmbvOkpD.1>

Join by Phone: 1 (719) 359 4580

Meeting ID: 943 8790 0338| Passcode: 501773

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|---------------------------------|------------------|
| Jesse Hansel, President         | Term to May 2027 |
| Cara Weant, Assistant Secretary | Term to May 2029 |
| Dana Crego, Treasurer           | Term to May 2029 |
| Vacant                          | Term to May 2029 |
| Vacant                          | Term to May 2027 |

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**NOTICE OF SPECIAL MEETING AND AGENDA**

1. Call to Order
2. Declaration of Quorum
3. Approval of Agenda
4. Discuss Refunding Bonds – Michael Lund and K.C. Veio
5. Director Conflict of Interest Disclosures
6. Public Comment – Limited to Three (3) Minutes Per Person
7. Consider Appointment of Directors
  - a. Administer Oath of Office (**enclosures**)
  - b. Election of Officers
8. Consent Agenda (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered in the regular agenda).
  - a. Approval of Board Meeting Minutes of April 23, 2026 Special Meeting (**enclosure**)
  - b. Ratification of Engagement of Special Counsel with Orten Cavanagh for Covenant Enforcement and Collection Matters (**enclosure**)
  - c. Ratification of Independent Contractor Agreement with Ward’s Landscape for French Drain Repairs (**enclosure**)
  - d. Approval of Claims from May 30, 2026 (**enclosure**)
9. District & Management Matters
  - a. Discuss Homeowner Concern Regarding Parking in Alley and Potential District Options
  - b. Violation from Town of Federick Regarding Trees and Weeds (**enclosure**)
  - c. Review and Consider Approval of Common Area Pavillion Landscape Estimate from Ward (**enclosure**)
10. Financial Matters

- a. Consider Acceptance of Unaudited Financial Statements as of May 30, 2026 (**enclosure**)
- b. Review and Acceptance of 2025 Audit (**to be distributed**)
- c. Update on Payments Related to Settlement

11. Legal Matters

- a. Consider Approval and Amending and Restating Design Guidelines (**distributed under separate cover**)
  - i. 7.1 Discussion of Lot Fences-Color and Materials (**enclosure**)

12. Other Business

13. Adjournment