NOTICE OF REGULAR MEETING OF
JACOBY FARM METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of the Jacoby Farm Metropolitan District, Weld County, Colorado, will be held on Monday, November 16, 2026 at 5:00 p.m., via videoconference. This meeting will be held via Zoom and may be joined using the following link:

To join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join
https://zoom.us/j/91221565944?pwd=6dipCRmIxdIxK1fwgH36mrJv9aolAT.1
Or join by phone: Dial 719-359-4580
Meeting ID: 912 2156 5944 | Passcode: 658278

THIS MEETING IS OPEN TO THE PUBLIC

Board Member	Term
Frankie Benning, President	Term Expires May, 2029
Ted Benning, VP/Asst. Secretary	Term Expires May, 2027
Jason Hawley	Term Expires May, 2027*
Stanley Beck	Term Expires May, 2027
Vacant	Term Expires May, 2027*
Nikolas Wagner, Secretary	Centennial Consulting Group, LLC

**This seat will be up for a two-year term at the May 2027 Election*

AGENDA

1. Call to Order
2. Declaration of Quorum/Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Director Matters
5. Administrative Matters
    a. Approval of Minutes from February 2, 2026, Regular Meeting
    b. Adoption of Resolution Establishing Regular Meeting Dates, Times and Location
    c. Adoption of Resolution Designating Posting Location
6. Financial Matters
    a. Ratify Payables from January 1, 2026, to September 30, 2026
    b. Presentation of Financial Statements for the period ended September 30, 2026
    c. Conduct Public Hearing on 2026 Budget Amendment
        i. Consider adoption of Resolution Amending 2026 Budget
    d. Conduct Public Hearing on 2027 Budget
        i. Consider adoption of Resolution Adopting 2027 Budget, Appropriating Sums of Money, and Setting Mill Levies
    e. Discuss and Consider authorizing District Accountant to engage independent CPA to prepare 2026 Audit

    f. Consider Ratification of 2025 Audit
7. District Matters
    a. Irrigation Shutdown Report
    b. Discuss 2027 Water Rates
    c. Discuss Tree Installation and Town Request
    d. Discuss and Consider Median Mulch to Rock Project Completion
    e. Discuss Water Efficiency Reports from Town of Windsor
    f. Discuss and Consider Contractor Agreements
        i. Consider 2027 Management Contract with CCG
        ii. Consider 2027 Residential/Commercial Landscape Maintenance and Snow Removal Contracts with Mill Brothers
8. Legal Matters
    a. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice)
    b. Adoption of Resolution Calling May 2027 Election
9. Development Report
    a. Construction in Commercial Tracts
10. Public Comment
11. Other Matters
12. Next Meeting
13. Adjournment

JACOBY FARM METROPOLITAN DISTRICT

By: /s/ Nikolas Wagner
Secretary for the Meeting