NOTICE OF REGULAR MEETING & AGENDA
WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
https://weemsneighborhoodmetrodistrict.org/
via teleconference
October 15, 2026 at 11:00 a.m.

This meeting will be held via teleconferencing and can be joined through the directions below:

https://us06web.zoom.us/j/82412014174?pwd=3WNgwQsK9BbRSUmLySxBTB6tgwSZYO.1

Meeting ID: 824 1201 4174
Passcode: 930759
13462487799,,82412014174#

Board of Directors	
Kent Pedersen, President	Term to May 2027
Debra Hessler, Treasurer/Secretary	Term to May 2029
Jennifer Thornbloom, Assistant Secretary	Term to May 2027
Amanda Guerriero, Assistant Secretary	Term to May 2029
Brian Stockton, Director	Term to May 2027

NOTICE OF REGULAR MEETING AND AGENDA

1. **ADMINISTRATIVE MATTERS**
   a. Call to Order
   b. Declaration of Quorum and Confirmation of Director Qualifications
   c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
   d. Approval of Agenda

2. **DIRECTOR MATTERS**
   a. Consider Election of Officers

3. **PUBLIC COMMENT** – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

4. **CONSENT AGENDA ITEMS** – (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 May 21, 2026 Regular and Annual Meeting Minutes (**enclosures**)
   b. Ratification of Payment of Claims as of October 15, 2026 (**enclosure**)
   c. Approval of Financial Statements as of June 30, 2026 (**enclosure**)
   d. Ratification of Infrastructure Acquisition (Report #1) Phase 1 Landscaping
   e. Approval of 2027 Heatherly Creative Proposal for Website Maintenance and Accessibility Services (**enclosure**)
   f. Approval of Renewal of Property and Liability Schedule and Limits and SDA Membership for 2027 (**enclosure**)

5. **DEVELOPMENT MATTERS**
   a. Discuss Development and Construction Updates

6. **LEGAL MATTERS**

a. Discuss Status of Cost Acceptance (Report #1)
b. Consider Adoption of Resolution 2027 Annual Administrative Resolution (**enclosure**)
    i. Third Thursday of May and October, 2027, at 11:00 a.m.
c. Consider Adoption of Resolution Calling May 2027 Election (**enclosure**)
d. Approval of Engagement Letter with WBA PC for General Counsel Services (**enclosure**)

7. FINANCIAL MATTERS

a. Consider Ratification of Acceptance of 2025 Audit (**enclosure**)
b. Conduct Public Hearing on 2025 and 2026 Budget Amendments and Consider Adoption of Resolutions Amending 2025 and 2026 Budgets (**enclosure**)
c. Conduct Public Hearing on 2027 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2027 Calendar Year (**enclosure**)

8. MANAGEMENT MATTERS

a. Consider Approval of Independent Contractor Agreement with Valor Landscape, Inc. for Snow Removal and Landscape Services (**enclosure**)

9. OTHER BUSINESS

a. Next Regular Meeting – May 20, 2027, at 11:00 a.m.

10. ADJOURNMENT