MARABOU RANCH METROPOLITAN DISTRICT

REGULAR MEETING

Via Teleconference

Thursday, November 19, 2026, at 8:30 a.m.

https://marabouranchmd.specialdistrict.org/

This meeting will be held in person at 42375 River Keeper Path, Steamboat Springs, CO and via teleconferencing and can be joined by following the directions below:

https://us06web.zoom.us/j/85936514126?pwd=XaW1n9EqoWXKU671CCaPetWmNI7fDW.1

Meeting ID: 859 3651 4126

Passcode: 315441

Call-in Number: 720-707-2699

James DeFrancia, President	Term to May 2027
David M. Blandford, Treasurer	Term to May 2029
Teresa L. VanOrden, Secretary	Term to May 2029
Karen Whitney, Vice President	Term to May 2029
Rudi P. Fronk, Assistant Secretary	Term to May 2027

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order

2. Declaration of Quorum/Director Conflict of Interest Disclosures

3. Approval of Agenda

4. Public Comment – Members of the public may express their views to the Board(s) on matters that affect the District(s) that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.

5. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

    a. Consider Approval of Regular Meeting Minutes from the November 20, 2025 Regular Meeting (**enclosure**)

    b. Consider Approval of Regular Meeting Minutes from the November 20, 2025 Annual Meeting (**enclosure**)

    a. Ratification of 2025 Annual Report (**enclosure**)

    b. Ratification of Increase in Streamline Pricing

6. Manager Matters

    a. Discuss Water System Analysis Being Conducted by the HOA

7. Financial Matters

    a. Review of Payables/Financials

    b. Conduct Public Hearing on 2026 Budget Amendment (if needed)

        i. Consider Adoption of Resolution Amending 2026 Budget

    c. Conduct Public Hearing on 2027 Budget

        i. Consider Adoption of Resolution Adopting 2027 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)

    d. Other Financial Matters

8. Legal Matters

    a. Consider Approval of WBA, PC Engagement Letter (**enclosure**)

    b. Consider Adoption of 2027 Annual Administrative Resolution (**enclosure**)

    c. Consider Approval of Resolution Calling May 4, 2027 Director and TABOR Election (**enclosure**)

    d. Other Legal Matters

9. Insurance Matters

    a. Discuss and Review Insurance General Liability Schedule and Limits, Consider Authorization to Bind Coverage (**enclosure**)

    b. Consider Approval of the 2027 Agency Fee Invoice from Highstreet | TCW Risk Management

    c. Consider Approval of 2027 Exclusion from BMO Worker's Compensation Coverage

10. Other Business

11. Adjourn