

**HANCE RANCH METROPOLITAN DISTRICT
REGULAR MEETING**

Via Teleconference

Tuesday, January 13th, 2026 at 1:30 p.m.

<https://hanceranchmetrodistrict.com/>

Jill Gundlach, President	Term to May 2029
John “Charlie” Hood, Secretary	Term to May 2027
Charles R. Hauptman, Treasurer/Assistant Secretary	Term to May 2029
Emmanuel Corral, Director	Term to May 2029
Nick Bergman, Director	Term to May 2027

Join Zoom Meeting

<https://us06web.zoom.us/j/87369615522?pwd=7OEXkegi710bJzcPRB3ZaqF9hQQOC7.1>

Meeting ID: 873 6961 5522

Passcode: 277464

Call-in Number: +17207072699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. 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.
5. Consent Agenda
 - a. Approval of Minutes from October 14, 2025 Regular Meeting (**enclosure**)
 - b. Approval of Resolution Designating Meeting Notice Posting Location (**enclosure**)
 - c. Ratification of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP (**enclosure**)
 - d. Ratification of Special District Disclosure Notice Pursuant to §32-1-809, C.R.S. (**enclosure**)
 - e. Ratification of Independent Contractor Agreement with Heatherly Creative for 2026 Website Maintenance and Accessibility Services (**enclosure**)
 - f. Ratification of Independent Contractor Agreement with Keesen Landscape Management, Inc. for 2026 Landscape Maintenance Services (**enclosure**)
 - g. Ratification of Work Order #1600 with Environmental Landworks Company, Inc. for Irrigation Repair Services (**enclosure**)
6. Management Matters
 - a. Discussion and Consider Approval of Proposal for District Management Services (**enclosure**)

- b. Other Management Matters
- 7. Financial Matters
 - a. Consider Acceptance of Cash Position Schedule (**enclosure**)
 - b. Consider Approval of Claims Payable (**enclosure**)
 - c. Consider Approval of Engagement Letter with Watson Coon Ryan to Prepare 2025 Audit (**enclosure**)
 - d. Other Financial Matters
- 8. Legal Matters
 - a. Other Legal Matters
- 9. Other Business
- 10. Adjourn