

**HANCE RANCH METROPOLITAN DISTRICT
SPECIAL MEETING**

Via Teleconference

Tuesday, July 28th, 2026 at 12:30 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/89935581711?pwd=7c0CXpTKb7Vqu85Wa8aFq32qzWGYkb.1>

Meeting ID: 899 3558 1711

Passcode: 239268

Call-in Number: +17207072699

NOTICE OF SPECIAL 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 May 20, 2026 Special Meeting (**enclosure**)
 - b. Ratification of Work Order #129270 with Keesen Landscape for Backflow Repair (**enclosure**)
 - c. Ratification of Approval of 2025 Audit Extension
6. Management Matters
 - a. Discussion Regarding Snow Removal Invoices with Environmental Landworks Company, Inc.
 - b. District Manager’s Report (**enclosure**)
 - c. Discuss and Consider Approval of Proposal for Pet Waste Stations (**enclosure**)
 - d. Consider Approval of Proposal from Keesen Landscape for Revive 2026 (**enclosure**)
 - e. Consider Approval of Proposal from Keesen Landscape for 2026 Grub Control (**enclosure**)
 - f. Consider Approval of Proposal from Keesen Landscape for Hydretain for 2026 (**enclosure**)

- g. Consider Approval of Proposal from Keesen Landscape for Selective Plant Removal and Plant Replacement (**enclosure**)
 - h. Consider Approval of Proposal from Keesen Landscape for 2026 Japanese Beetle Spraying (**enclosure**)
 - i. Consider Adoption of Budget and Finance Committee Charter (**enclosure**)
 - j. Other Management Matters
- 7. Financial Matters
 - a. Consider Acceptance of Unaudited Financial Statements (**enclosure**)
 - b. Consider Approval of Claims Payable (**enclosure**)
 - c. Consider Acceptance of 2025 Audit (**enclosure**)
 - d. Other Financial Matters
- 8. Legal Matters
 - a. Discussion Regarding November 2026 5.25% Limitation Election
 - b. Other Legal Matters
- 9. Director's Matters
 - a. Discussion Regarding Stolen Packages
- 10. Other Business
- 11. Adjourn