7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
Tel: 720-213-6621
https://www.fhmd.net/

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors	Office	Term/Expiration
Craig Weinberg	Chairperson	2029/May 2029
Victor Robert	Treasurer	2029/May 2029
David Blue	Assistant Secretary	2027/May 2027
Michael Zinniker	Assistant Secretary	2027/May 2027
Bradley Birkelo	Director	2029/May 2029
AJ Beckman	District Manager/Secretary	

DATE: August 19, 2026 (Wednesday)

TIME: 5:30 P.M.

PLACE: **Zoom Meeting:**

https://zoom.us/j/84275123154
Meeting ID: 842 7512 3154
Participant Code: press #
Dial In: 1 (719) 359-4580
One tap mobile: +17193594580,,84275123154#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

____

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

____

II. PUBLIC COMMENT

A. ____

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve Minutes of July 15, 2026 Regular Meeting (enclosure).
- Approve of payment of claims (enclosure).
- Approve unaudited financial statements and cash position (enclosure).
- Ratify approval of Request for Extension of Time to File Audit (enclosure).
- Ratify approval of Purchase Order No. 2026-A-01 from Precision Gates and Automation Inc. to replace gate control board and memory chip, in the amount of $4,152 (enclosure).

- Ratify approval of proposal from Magee Electric, Inc. to install surge protector, in the amount of $840 (enclosure).

IV. FINANCIAL MATTERS

A.

V. OPERATIONS AND MAINTENANCE MATTERS

A. Operator's Report (enclosure)

1. Update on well rehabilitation efforts.

a. Update on installation of power surge protection

B. Engineer's Report (enclosure)

1. Discuss plan to address Wastewater Treatment Plant ("WWTP") redesign

a. Review and consider approval of proposal from Element Engineering for WWTP Preliminary Engineering Report, in an amount not to exceed $30,000 (enclosure).

2. Review and consider approval of proposal from Element Engineering for Professional Engineering Services, in an amount not to exceed $34,200 for long range capital planning (enclosure).

C. Manager's Report (enclosure)

1. Review proposals for electrical repairs for the Well No. 7 Pump and consider engagement of contractor to perform work (enclosures).

2. Review and consider proposal from Colorado Pond & Lake, LLC for replacement of pond 5 aerator, in the amount of $3,686.50 (enclosure).

3. Discuss Wildfire Mitigation

a. Review and consider approval of proposal from The Ember Alliance for Wildfire Management Plan, in the amount of $23,584 (enclosure).

b. Review and consider approval of proposal from Elk Mountain Tree Services, LLC for fire mitigation, in the amount of $12,200 (enclosure).

____

4. Review and consider proposals for maintenance in common drives (enclosures).

____

5. Discuss emergency evacuation plan and communications to homeowners.

____

6. Discuss update on Xcel Energy Electric Line Replacement Project.

____

VI. HOA MATTERS

A. ____

VII. LEGAL MATTERS

A. ____

VIII. OTHER BUSINESS

A. ____

IX. ADJOURNMENT ***THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 16, 2026.***

Items for Future Discussion:

- Pond 6 Liner Damage
- Barbed wire removal

Director projects and assignments:

- Park Project: Directors Weinberg and Blue
- Fire Mitigation: Directors Birkelo and Weinberg
- Road Signs: Directors Robert and Blue
- PFAS and Water Conditioning: Directors Robert and Zinniker
- Budget: To Be Determined