MEADOWBROOK HEIGHTS METRO DISTRICT
SPECIAL MEETING MINUTES

A special meeting of the Board of Directors of the Meadowbrook Heights Metropolitan District was held at 11:30 am on Tuesday June 9, 2026, via Zoom.

Attendance:

Directors:
Nancy Coakley
Larry Linkchorst
Karen Christenson
Clay Gagnon

Consultants:
Laura Heinrich, District Legal Counsel
Brian Naffin, Omni Landscape
Sarah Shepherd, District Management
Sujata Trehan, District Management
Peter Kline, District Management

Call to order/approve agenda/notice of meeting/declaration of quorum/conflicts of interest

Director Gagnon called the meeting to order at 11:32 am and declared a quorum with 4 of 4 Directors present. The Agenda was approved by acclamation acknowledging that items may be taken out of order.

Community Communications

Sarah Shepherd shared the community communications in the Board packet. The Board discussed the email regarding ACC violations regarding weeds in the community. The District had sent an eblast at the start of the season to the community with reminders regarding yard maintenance. Director Linkchorst noted that sending individual notices may be more effective in addition to the community eblast. The ACC would like to review the addresses noted, then communicate with management its recommendation of letters to individual specific addresses.

The Board discussed how to address dead trees in the community, especially given the current drought. Discussion followed.

The Board discussed artificial turf installation in the community; this item will be discussed in future meetings. The Board discussed reviewing the District Rules and Regulations and tabled this item for a future date.

Omni Landscape presentation of possibilities for repair and maintenance at the cross-through pathway and open space

Brian Naffin presented multiple proposals to repair the drainage and landscaping along the walkway in the center of the District for the Board's review. Discussion followed.

Upon motion by Director Christenson, and seconded by Director Coakley, the Board voted 4-0 to approve the proposal for drain installation with vegetation - except for item D (which was not approved), for a total of $4,905.

Upon a motion by Director Christenson, seconded by Director Linkchorst, the Board voted 4-0 to approve the proposal for mowing and spraying the detention area, as presented, at Omni Landscape's discretion, for $400 per mowing.

Financial Report
Consider ratification and approval of claims payable for prior and current periods
Peter Kline presented the claims payable for the period ending May 30, 2026, for ratification. Upon motion by Director Christenson, and seconded by Director Linkchorst, the Board voted 4-0 to ratify the claims for the period ending May 30, 2026, as presented.

Peter Kline presented the claims for approval. Discussion followed.
Upon motion by Director Gagnon, and seconded by Director Linkchorst, the Board voted 3-0 (with one abstention) to approve the claims as presented.

December 31, 2025, Audit Update
The Board reviewed the Audit process. Discussion followed. Once the Audit has begun, requests will be made by the Auditor, as needed for completion of the audit. The Audit will be presented at the next Board meeting.

Review 2026 meeting schedule and Management Services Contract
The Board reviewed the upcoming 2026 meeting schedule. Discussion followed.

Additional Board member/Management items
Consider approval of the minutes from February 25, 2026, Board meeting
Upon motion by Director Christenson, and seconded by Director Gagnon, the Board voted 4-0 to approve minutes from February 25, 2026, meeting as corrected (change to Monster Water 'invoice' to 'proposal'.)

The Board requested Management circulate draft minutes of the Board meeting.

Adjournment
There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 1:30 pm.

The next Board meeting, which is also the Annual Meeting, is scheduled for September 16, 2026.

Secretary for the meeting