

VAUXMONT METROPOLITAN DISTRICT

2001 16th St., Ste. 1700

Denver, CO 80202

Phone: 303-779-5710

www.vauxmontmd.gov

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday October 20, 2026

TIME: 5:00 p.m.

LOCATION: Candelas Parkview Swim and Fitness Club
19865 W. 94th Avenue
Arvada, CO 80007
And via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
<https://teams.microsoft.com/meet/288148101241589?p=r37cWPcMBO8jWx6GD>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 488 247 981#

Board of Directors

Peter Schulte

Anna Smith

Paul Hoisington

D. Blake Rehberg

Joseph F. Lanzetta

Office

President

Vice President

Treasurer

Secretary

Assistant Secretary

Term Expires

May, 2027

May, 2027

May, 2027

May, 2029

May, 2029

I. ADMINISTRATIVE MATTERS

- A. Call to order, confirm quorum, location of meeting and posting of meeting notices.
- B. Present disclosures of potential conflicts of interest.
- C. Approval of agenda.

II. COVENANT ENFORCEMENT MATTERS

- A. CDRC Committee.
 - 1. Consider appointment of Charles Brown and Doug Ratcliffe to Candelas Design Review Committee (enclosure – page).
 - 2. Variance updates (if any).
 - i. 20026 W. 94th Ave. (enclosure – page).

- B. Conduct public hearing regarding the certification of delinquent fees. Review and consider adoption of Resolution Certifying Delinquent Fees for Collection by the Jefferson County Treasurer (enclosure – page).
- C. EXECUTIVE SESSION: If needed, an executive session may be called for the purpose of consultation with legal counsel on specific legal questions related to: (1) the Verified Complaint filed in Jefferson County District Court Case No. 2026CV030854, and (2) Case No. 2025CV31596 regarding 9424 Noble Way, pursuant to §24-6-402(4)(b), C.R.S.
- D. Presentation regarding community bike ramp (enclosure – page).

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

IV. CONSENT AGENDA

- A. Approval of Minutes from September 21, 2026 Special Board Meeting (enclosure – page).
- A. Ratify approval of Change Order No. 15 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for mainline repairs at 17379 W. 95th Pl. in the amount of \$2,000.00 (enclosure – page).
- B. Ratify approval of Change Order No. 16 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for mainline repairs west of Hallet property entrance in the amount of \$2,000.00 (enclosure – page).
- C. Ratify approval of Change Order No. 17 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation to replace five sprinkler heads in the amount of \$644.63 (enclosure – page).
- D. Ratify approval of Change Order No. 18 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for mainline repairs at 15598 W 95th Ave. in the amount of \$2,000.00 (enclosure – page).
- E. Ratify approval of Change Order No. 6 from Environmental Designs for Candelas Filings 1-4 (Exclusive of Alley Lot Homes) Landscape Maintenance Services for removal of dead shrubs in the Parkview and Canyonview filings in the amount of \$4,868.16 (enclosure – page).
- F. Ratify approval of Criswell Electric Services Agreement for electronic diagnostic services in the amount of \$2,400 (enclosure – page).

V. OPERATIONS AND MAINTENANCE MATTERS

- A. Landscape Update.
 - 1. Update on damage to soft trail (enclosure – page).

- B. Proposals from Environmental Designs, LLC:
1. Review and consider approval of proposal from Environmental Designs to replace broken dog waste station near Hallet and Hwy 72 in the amount of \$1,099.93 (enclosure – page).

VI. ENGINEERING MATTERS

- A. Engineer's Report (enclosure – page).

Action Items

1. Update on Task Order L – Candelas TownView Pool Replacement Design. Direct Evaluation Committee members to review and score contractor proposals prior to the November Board meeting.
2. Update on Task Order I – Candelas Stormwater Facilities Maintenance Project. Review and consider approval of sending of Memo to CMH Concrete (post packet enclosure).
3. Review and consider approval to engage Sustainability Committee.
4. Update on bike rack replacement project. Review and consider approval of award to Reliant Construction and authorization to coordinate with the Sustainability Committee regarding potential project funding.

General Updates

1. Review Draft 2027 Budget - Consulting Services and Capital Improvement Projects (enclosure – page).
2. Discuss concrete and handrail deficiencies at the Candelas TownView Fitness Center facility entrance.
3. Update on Task Order M – Trails Erosion Mitigation, Drainage, and Safety Improvements Design.
4. Update on Tract A-4 Slope Stabilization Coordination.
5. Update on Electrical Power to Monuments and other areas.
6. Update on Alley lot concrete paving capital improvement plan development.

VII. FINANCIAL MATTERS

- A. Review and consider acceptance of September 2026 Variance Report, ratify/approve Payment of Claims in the amount of \$297,801.08, Schedule of Cash Position and Property Taxes Reconciliation (enclosure – page).

- B. Discuss investment in ColoTrust Term Series II (enclosure – page).

VIII. COMMITTEE UPDATES

- A. Review and discuss the following committees and reports from the same:

- 1. Landscape Committee (enclosure – page).
- 2. Alley Lot Committee.
 - i. Review and consider request for waiver of Alley Lot CPI increase.
 - ii. Discuss concrete alleyway condition assessment and capital improvement plan for long-term maintenance of the Candelas alleyway system in the amount not to exceed \$5,000.00.
- 3. Social/Events Committee.
- 4. Finance/Audit Committee.
 - i. Update on Draft 2027 Budget.
- 5. Sustainability Committee (enclosure – page).
 - i. Discuss recommendations on outstanding applications.

IX. COMMUNITY MANAGEMENT

- A. Community Management Report (enclosure – page).

- 1. Review and consider approval of proposal from Copper Peak Pool & Spa for pool heater at ParkView in the amount of \$62,465.52 (enclosure – page).
- 2. Update regarding monument repair proposals.
- 3. Review and consider approval of proposal from Arapahoe County Security Center to install camera at Townview in the amount of \$2,050.69 (enclosure – page).
- 4. Review and consider approval of proposal from Criswell Electric, LLC for repairs in the amount of \$8,024.09 (post packet enclosure).
- 5. Review and consider approval of proposal from MTech Mechanical for controller replacement in the amount of \$3,704.00 (post packet enclosure).
- 6. Review and consider approval of proposal from MTech Mechanical for GEO-actuator replacement in the amount of \$920.00 (post packet enclosure).

7. Review and consider approval of proposal from MTech Mechanical for bypass - actuator replacement in the amount of \$1,193.00 (post packet enclosure).

B. Covenant Enforcement and Design Review Report (enclosure – page).

X. DIRECTORS' MATTERS

A. Update on TownView air conditioning.

B. Discuss reimbursement from Goodwin on 2026 covenant and design review services.

C. Update on staffing for Townview.

XI. MANAGER MATTERS

A. Manager Report (enclosure – page).

B. Review and consider approval of proposals from Accessibility for All, Docability and DocAccess for document remediation services (enclosure – page).

C. Review and consider approval of proposals for 2027 reserve study from:

1. Association Reserves (enclosure – page).
2. Aspen Reserve Specialties (to be distributed).
3. Miller Dodson (to be distributed).

XII. LEGAL MATTERS – Adjourn to Executive Session, if necessary, for any of the following items:

A. Legal Status Report (enclosure – page).

B. Discussion regarding transition agreement with CMD.

C. Review and consider approval of Notice of Request for Proposals (“RFP”) for Covenant Enforcement and Design Review Services (enclosure – page).

D. Review and consider adoption of Resolution of VMD and CSID No. 1 regarding Policies and Procedures for Candelas Sustainability Committee in connection with the Administration of the Candelas Sustainability Trust (enclosure – page).

E. EXECUTIVE SESSION: If needed, an executive session may be called by the Vauxmont Metropolitan District Board for the purpose of consultation with legal counsel on specific legal questions related to the administration of the Candelas Sustainability Committee, and the interpretation of the Sustainability Trust pursuant to § 24-6-402(4), C.R.S.; and only after announcement at the public

meeting of the specific topic for discussion and the statutory citation authorizing the executive session, and a 2/3 vote of the quorum present of the Board.

XIII. OTHER BUSINESS

- A. Confirm quorum for November 17, 2026 Regular Meeting (budget hearing).

XIV. ADJOURNMENT

The next meeting is scheduled for November 17, 2026 at 5:00 p.m. the Candelas Parkview Swim & Fitness Club and via Microsoft Teams.