

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, March 17, 2026

TIME: 5:00 p.m.

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

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
<https://teams.microsoft.com/meet/23223410512093?p=ReNNNoN0QKQ2JTF90r7>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 882 482 661#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Peter Schulte	President	May, 2027
Anna Smith	Vice President	May, 2027
Paul Hoisington	Treasurer	May, 2027
D. Blake Rehberg	Secretary	May, 2029
Joseph F. Lanzetta	Assistant Secretary	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. Variance updates (if any).

- ### **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 February 17, 2026 Regular Board Meeting (**enclosure – page**).

V. OPERATIONS AND MAINTENANCE MATTERS

- A. Landscape Update.
 - 1. Review and consider approval of Change Order from Environmental Designs for Candelas Alley Homes Backflow Lock Protectors in the amount of \$210.68 (enclosure – page).
 - 2. Review and consider approval of Change Order from Environmental Designs for Candelas Filings 1-4 Backflow Lock Protectors in the amount of \$382.52 (enclosure – page).
 - 3. Review and consider approval of Change Order from Environmental Designs for Candelas Filings 1-4 Arbor Day Materials in the amount of \$3,458.56 (enclosure – page).
 - 4. Review and consider approval of Change Order from Environmental Designs for Candelas Filings 1-4 Arbor Day Hole Digging in the amount of \$2,940.00 (enclosure – page).

VI. ENGINEERING MATTERS

- A. Engineer's Report (**enclosure – page**).
- B. Candelas Stormwater Facilities Maintenance project.
- C. Update on restoring power to the Town View monument sign at McIntyre Street.
- D. Review and consider approval of US Army Corps of Engineers Nationwide Permit Pre-Construction Notification (PCN) form (**enclosure – page**).

VII. FINANCIAL MATTERS

- A. Review and consider acceptance of February 2026 Variance Report, ratify/approve Payment of Claims in the amount of \$322,890.99, December 31, 2025 Unaudited Financial Statements, Schedule of Cash Position and Property Taxes Reconciliation (**enclosure – page**).
- B. Presentation from D.A Davidson regarding lease financing options of the TownView pool.

VIII. COMMITTEE UPDATES

- A. Review and discuss the following committees and reports from the same:
1. Landscape Committee (**enclosure – page**).
 2. Alley Lot Committee.
 3. Social/Events Committee (**enclosure – page**).
 - i. Consider appointment of Sydney Bay and Chris Bridenbaugh to Social/Events Committee (**enclosure – page**).
 4. Finance/Audit Committee.
 5. Sustainability Committee.
 - i. Presentation from sustainability committee regarding Partners in Energy (**enclosure – page**).
 - ii. Review and approve posting of contractor list on website (**enclosure – page**).

IX. COMMUNITY MANAGEMENT

- A. Community Management Report (**enclosure – page**).
1. Review and consider approval of proposal from Fitness Gallery for preventative maintenance (**enclosure – page**).
 2. Review and consider approval of proposals from Comcast and TDS for internet and phone services for office operations (**enclosure – page**).
 3. Review and consider approval of proposals from Arapahoe County Security and Security Central Inc. for security cameras (**enclosure – page**).
 4. Review and consider approval of Salvation Army Donation Drive Request (**enclosure – page**).
 5. Review and consider approval of Pool Facility Use Agreement with North Jeffco Swim Team for 2026 Swim Lessons (**enclosure - page**).
 6. Review and consider approval of Annual Preventative Maintenance Agreement (Burglar, Camera, Access Control) with 303 Networks, Inc. (**enclosure**).
- B. Covenant Enforcement and Design Review Report (**enclosure – page**).
1. Review and consider adoption of Resolution Amending Design Guidelines regarding generator installation compliance with City of Arvada requirements (**enclosure – page**).

X. DIRECTORS' MATTERS

- A. Discussion on improving wildfire preparedness for common areas.
- B. Discuss staffing at clubhouse.
- C. Consider updating letters to new residents (**enclosure – page**).
- D. Revisit Board approval for all matters exceeding \$800.
- E. Discuss real estate transfer fees.
- F. Consider reducing fees related to design review requests.

XI. MANAGER MATTERS

- A. Manager Report (**enclosure – page**).

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

- A. Legal Status Report (**enclosure – page**).
- B. Review and consider approval of updated 2026 Application and Agreement for Private Rental of Facilities and Amenities (**enclosure – page**).
- C. Update regarding the transition from Cimarron Metropolitan District to Vauxmont Metropolitan District (“CMD VMD”) and proposal for Arvada Residential Partners developer reimbursement terms.
 - 1. *If needed, an executive session may be called for the purposes of consultation with legal counsel on specific legal questions and developing negotiating positions related to financial terms and negotiations for the transition between CMD and VMD, pursuant to §24-6-402(4)(b) and (e), 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 April 21, 2026 Regular Meeting.

XIV. ADJOURNMENT

The next meeting is scheduled for April 21, 2026 at 5:00 p.m. the Candelas Parkview Swim & Fitness Club and via Microsoft Teams.