

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, April 21, 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/29932629866988?p=iYMGXpI0Iokw2ZFBpq>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 403 370 243#

<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).
 2. 18906 W. 93rd Ave (enclosure – page).
- B. Update on 9424 Noble Way.

- 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 March 17, 2026 Regular Board Meeting (enclosure – page).
- B. Ratify approval of Change Order No. 21 from Environmental Designs for Candelas Filings 1-4 Arbor Day Materials and Hole Digging in the amount of \$6,398.56 (enclosure – page).
- C. Ratify approval of Change Order No. 7 from Environmental Designs to Service Agreement for Irrigation Enhancement (Filings 1-4) for Irrigation Cage Security Modifications Filings 1-4 and Alley Homes in the amount of \$593.20 (enclosure – page).
- D. Ratify approval of Service Agreement for Fitness Equipment Preventative Maintenance Services with Fitness Gallery (enclosure – page).
- E. Ratify approval of proposal from Colorado Tree Coalition for trees in the amount of \$6,080.00 (enclosure – page).
- F. Ratify termination of Hardware Service Maintenance Agreement for Cimarron Metropolitan District (enclosure – page).

V. OPERATIONS AND MAINTENANCE MATTERS

- A. Landscape Update.
- B. Review and consider approval of proposal from Environmental Designs LLC for landscape enhancement following vehicle accident in Candelas – Filings 1-4 in the amount of \$7,112.22 (enclosure – page).
- C. Review and consider approval of proposal from Environmental Designs LLC for 2026 irrigation start up in Candelas in the amount of \$18,045.08 (enclosure – page).
- D. Review and consider approval of proposal from Environmental Designs LLC for mulch refresh in Candelas – Filings 1-4 in the amount of \$3,673.82 (to be distributed).
- E. Review and consider approval of proposal from Environmental Designs LLC for large backflow replacement doors in Candelas – Filings 1-4 in the amount of \$1,957.59 (enclosure – page).
- F. Discussion regarding Hydretaine.

VI. ENGINEERING MATTERS

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

- B. Candelas Stormwater Facilities Maintenance project.
 - 1. Discuss and consider action for rebidding the project at a later date or initiate value engineering and contract modification coordination with the two lowest bidding contractors to proceed with a partial or full scope of work on the project.
- C. Update on proposal to restore power to the Town View monument sign at McIntyre Street and monuments within the community.
- D. Updates on TownView Pool Project:
 - 1. Discuss and consider action for TownView Pool rebuild design (enclosure – page).
 - 2. Review and consider approval of Pay Application No. 3 (final pay and release of retainage) from Reliant Construction related to TownView Pool Demolition Project (enclosure – page).

VII. FINANCIAL MATTERS

- A. Review and consider acceptance of March 2026 Variance Report, ratify/approve Payment of Claims in the amount of \$84,970.13, Schedule of Cash Position and Property Taxes Reconciliation (enclosure – page).
- B. Review and consider approval of the following in connection with the lease purchase financing for the pool replacement project:
 - 1. Resolution authorizing a lease/purchase financing with NBH Bank, and approval of a form of the site lease and lease purchase agreement related to the same, to finance the construction of TownView pool (enclosure – page).
 - 2. Placement Agent Agreement (enclosure – page).
 - 3. Acknowledgement and agreement to waiver potential conflict of interest with Taft Stettinius & Hollister LLP.

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.
 - 4. Finance/Audit Committee.

5. Sustainability Committee.
 - i. Consider appointment of candidate to Sustainability Committee (enclosure – page).

IX. COMMUNITY MANAGEMENT

- A. Community Management Report (enclosure – page).
 1. Review and consider approval of proposals from Arapahoe County Security, Security Central Inc. and Turing for security cameras (enclosure – page).
 2. Review and consider approval of Annual Preventative Maintenance Agreement (Burglar, Camera, Access Control) with 303 Networks, Inc. (enclosure).
 3. Review and consider approval of proposals from Rocky Mountain Playground Services for playground equipment inspection and maintenance (enclosure – page).
 4. Review and consider approval of proposal from Rocky Mountain Playground Services for playground tunnel repair in the amount of \$1,655.99 (enclosure – page).
 5. Review and consider approval of proposal from Schlosser Signs, Inc. regarding sign monuments in the amount of \$62,975.00 (enclosure – page).
 6. Review and consider approval of proposal from Tried and True Glass for window replacements in the amount of \$37,200.00 (enclosure – page).
 7. Review and consider approval of service agreement with Cintas in the amount of \$150.00 per month (enclosure – page).
- B. Covenant Enforcement and Design Review Report (enclosure – page).

X. DIRECTORS' MATTERS

- A. Discuss presence of weeds across the community.
- B. Discuss vandalism at Cimaron Park.
- C. Discuss significant trail erosion observed on Independence Trail.
- D. Discuss lighting at TownView Recreation Center

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 adoption of Amendment to Resolution regarding the Imposition of Resale Administration Fee and Design Review Fee (enclosure – page).
- C. Review and consider acceptance of Special Warranty Deed for the conveyance of Tracts W and RR, Candelas Filing No. 1, from Cimaron Metropolitan District to Vauxmont Metropolitan District (stormwater tracts) (enclosure – page).
- D. 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.*
 - 2. Review and consider approval of term sheet with Arvada Residential Partners.

XIII. OTHER BUSINESS

- A. Confirm quorum for May 19, 2026 Regular Meeting.

XIV. ADJOURNMENT

The next meeting is scheduled for May 19, 2026 at 5:00 p.m. the Candelas Parkview Swim & Fitness Club and via Microsoft Teams.