

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, August 18, 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/24336288331333?p=kiKI2VBdF72KGvRZkk>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 772 205 653#

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. Variance updates (if any).
 - 2. Consider approval of changes to Design Guidelines related to removal of certain trees from the approved tree list (enclosure – page).
- B. 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.

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 July 21, 2026 Regular Board Meeting and July 21, 2026 Annual Meeting (enclosure – page).
- B. Ratify approval of proposal from Major Heating & Air Conditioning to restore functionality of air conditioning at TownView in the amount of \$1,932.25 (enclosure – page).
- C. Ratify approval of Change Order No. 9 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation to install backflow at Torrey Way in the amount of \$1,172.14 (enclosure – page).
- D. Ratify approval of Change Order No. 10 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation to install backflow at Sarah George in the amount of \$1,172.14 (enclosure – page).
- E. Ratify approval of Service Agreement for Foxtail Pond Replacement Aerator Installation & Seasonal Resource Mitigation Services with Colorado Pond and Lake, LLC in the amount of \$14,756.97 (enclosure – page).

V. OPERATIONS AND MAINTENANCE MATTERS

- A. Landscape Update.
- B. Proposals from Environmental Designs, LLC:
 - 1. Review and consider approval of Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Irrigation (Sarah George drip conversion) in the amount of \$2,296.96 (enclosure – page).
 - 2. Review and consider approval of Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Irrigation (Big Dry Creek Drip Valve Addition) in the amount of \$1,153.94 (enclosure – page).

VI. ENGINEERING MATTERS

- A. Engineer's Report (enclosure – page).
- B. Review and consider approval of publication of the advertisement to prospective contractors for the Candelas Townview Pool Replacement project (enclosure – page).

- C. Review and consider approval of request for proposals to replace bike racks (enclosure – page).
- D. Review and consider approval of Amendment No. 1 to Task Order I – Stormwater Facilities Maintenance related to 2025 General Services Agreement with Level Engineering, LLC in the amount of \$3,383.75 (enclosure – page).
- E. Update on Jeffco Trails Partnership Program Grant Application (to be distributed).
- F. Update on the Candelas Stormwater Facilities Maintenance Project.

VII. FINANCIAL MATTERS

- A. Review and consider acceptance of July 2026 Variance Report, June 30, 2026 Unaudited Financial Statements, ratify/approve Payment of Claims in the amount of \$217,992.57, Schedule of Cash Position and Property Taxes Reconciliation (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.
 - 3. Social/Events Committee.
 - 4. Finance/Audit Committee.
 - 5. Sustainability Committee.

IX. COMMUNITY MANAGEMENT

- A. Community Management Report (enclosure – page).
 - 1. Review and consider approval of proposal from N2Blue Pool and Spa LLC to replace the big pool heater in the amount of \$64,711.30 (enclosure – page).
 - 2. Discuss proposals to replace pool key cards.
 - 3. Review and consider approval of proposal from Fitness Gallery to replace Cybex 625 LED (enclosure – page).
 - 4. Review and consider approval of proposals to replace projector (enclosure – page).
 - 5. Review and consider approval of AED Training for on-site staff (enclosure – page).

6. Review and consider approval of proposal from Major Heating and Air Conditioning for air conditioning controller in the amount of \$1,861.60 (enclosure – page).

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

X. DIRECTORS' MATTERS

- A. Discuss fire mitigation and consider scheduling a meeting with Arvada Fire to discuss what residents can do to protect their property.

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 Resolution regarding Amendment to the Policies and Procedures Governing the Recreation Amenities (enclosure – page).
- C. If needed, an executive session may be called by the Vauxmont Metropolitan District Board for specific purposes authorized 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 September 21, 2026 Special Meeting.

XIV. ADJOURNMENT

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