

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, July 21, 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/2868845816307?p=ysmZMtX8g6XUxRmSFj>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 457 410 621#

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 to remove locust trees from list of approved trees.
- B. Update on 9424 Noble Way.
- C. Update on Jefferson County District Court Case No. 2026CV030854.

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 June 4, 2026 Special Board Meeting (enclosure – page).
- B. Ratify approval of Agreement with Blue Soda Entertainment for Music in the Park Event in the amount of \$1,050 (enclosure – page).
- C. Ratify approval of Change Order No. 2 from Environmental Designs for Candelas Filings 1-4, 2026 Enhancement for dead tree removal and turf repair in the amount of \$5,666.73 (enclosure – page).
- D. Ratify approval of Change Order No. 3 from Environmental Designs for Candelas Filings 1-4, 2026 Enhancement for the application of VolX in the amount of \$6,052.97 (enclosure – page).
- E. Ratify approval of Agreement for Services with Colorado Outhouse, LLC for two restrooms in the amount of \$1,035.28 (enclosure – page).
- F. Ratify approval of Cintas Combination First Aid and Safety Service Agreement in the amount of \$150.00 per unit, per month at the Parkview Swim & Fitness Club, 19865 W. 94th Ave., Arvada, CO 80007 (enclosure – page).
- G. Ratify approval of proposal from Environmental Designs, LLC to repair mainline leak at Dunraven Pocket Park in an amount not to exceed \$2,000 (enclosure – page).
- H. Ratify approval of proposal with EDI and Work Order from legal for mainline leak repair in Maverick Mesa NTE \$2,000 (to be distributed).
- I. Ratify approval of agreement with Party Pro DJ's, LLC (to be distributed).

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 Enhancement (mailbox enhancements) in the amount of \$3,917.12 (enclosure – page).
 - 2. Review and consider approval of Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Enhancement (El Diente rock install) in the amount of \$5,332.45 (enclosure – page).

- C. Discuss on-site parking of landscaping vehicles and equipment throughout year.
- D. Discuss weeds throughout the community and rock beds not being maintained.

VI. ENGINEERING MATTERS

- A. Engineer's Report (enclosure – page).
 - 1. Consider issuing Notice to Proceed for CMH Concrete for Candelas Stormwater Facilities Maintenance (enclosure – page).
 - 2. Consider approval of the submission of an application for the Jefferson County Parks & Open Space Trails Partnership Program (TPP) Grant (enclosure – page).
 - i. Consider approval for Level Engineering to initiate coordination with Cimarron Metropolitan District, the City of Arvada, and Mile High Flood District to request letters of support for the Big Dry Creek trails maintenance project.
 - 3. Review and consider approval of KB Home Site Walk Summary Memo to Cimarron Metropolitan District (enclosure – page).
 - 4. Review and consider approval of proposal from Aqua Sierra, Inc. to repair Candelas Foxtail Pond Aerator in the amount of \$2,400.00 (enclosure – page).
- B. Update on TownView Pool Project.
- C. Update on bike rack replacement.
- D. Update on restoration of power to the TownView monument sign at McIntyre Street and monuments within the community.

VII. FINANCIAL MATTERS

- A. Review and consider acceptance of June 2026 Variance Report, ratify/approve Payment of Claims in the amount of \$393,318.28, Schedule of Cash Position and Property Taxes Reconciliation (enclosure – page).
- B. Review and consider approval of draft 2025 Audit (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. Appoint Jamie Kubik and Ashley Krier to Alley Lot Committee.

3. Social/Events Committee.
 - i. Update on upcoming events.
4. Finance/Audit Committee.
5. Sustainability Committee.
 - i. Acknowledge resignation of Harvey Newman from the Candelas Sustainability Committee.

IX. COMMUNITY MANAGEMENT

- A. Community Management Report (enclosure – page).
 1. Review and consider approval of Annual Preventative Maintenance Proposal (Burglar, Access Control) with 303 Networks, Inc. (enclosure – page).
 2. Discuss priority list of playground repairs based on the Playground Equipment Low Frequency Inspection Results (enclosure – page).
 3. Review and consider approval of proposal from Aspen Aquatics to extend the swim season to September 20, 2026 in the amount of \$4,225.00 (enclosure – page).
 4. 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).
- B. Covenant Enforcement and Design Review Report (enclosure – page).
 1. Discussion regarding transition of covenant enforcement matters related to drought conditions to WLLP.
- C. Discussion regarding active vandalism in the community.
- D. Discuss pool trespassing and disorderly conduct and administration of incidents.
- E. Discuss recreation facilities policy and enforcement (enclosure – page).
- F. Consider approval of Park View Smart Thermostat purchase.

X. DIRECTORS' MATTERS

- A. Discuss adult pool hours.
- B. Discuss covenant enforcement and letters sent to residents.
- C. Discuss community management response time to resident concerns and questions.

- D. Discuss sustainability meetings being accessible with links on District website.
- E. 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).
- B. Discuss sending Board members to SDA conference – September 15-17, 2026 in Keystone, CO.

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 Adopting a Policy regarding Certification of Delinquent Accounts (enclosure – page).
- C. EXECUTIVE SESSION: If needed, an executive session may be called for the purpose of the following items: (1) discussion of contract service negotiations regarding contract with CCH Acquisition LLC, dba Goodwin & Co., board member/contractor communications, and application of public entity liability and contract laws, receiving legal advice and specific legal questions related thereto, authorized pursuant to Section 24-6-402(4)(b) & (e), C.R.S.; (2) discussion of contract service and security details with CCH Acquisition LLC, dba Goodwin & Co., and consultation with the attorney on specific legal questions related thereto, authorized pursuant to § 24-6-402(4)(b) and (d), C.R.S.; and (3) receiving legal advice regarding sustainability trust program funding and legal analysis, and specific legal questions related thereto, authorized pursuant to Section 24-6-402(4)(b), C.R.S.

XIII. OTHER BUSINESS

- A. Confirm quorum for August 18, 2026 Regular Meeting.
- B. Consider rescheduling September 15, 2026 Regular Meeting due to Special District Association Conference.

XIV. ADJOURNMENT

The next meeting is scheduled for August 18, 2026 at 5:00 p.m. the Candelas Parkview Swim & Fitness Club and via Microsoft Teams.