MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
VAUXMONT METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
July 21, 2026

A regular meeting of the Board of Directors of the Vauxmont Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, July 21, 2026, at 5:00 p.m., at Candelas Parkview Swim and Fitness Club, 19865 W. 94th Avenue, Arvada, Colorado 80007. This District Board meeting was also held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Peter Schulte, President
Anna Smith, Vice President
Paul Hoisington, Treasurer
D. Blake Rehberg, Secretary
Joseph F. Lanzetta, Assistant Secretary

Also, in attendance were:

Lisa Johnson, Alex Clem, Marlena Brzeska-Cloyd, and Alonso Duran-Rodriguez; CliftonLarsonAllen LLP ("CLA")
Barbara Vander Wall, Esq. and Russell Newton, Esq.; Seter, Vander Wall & Mielke, P.C. ("SVW")
Shannon Torgerson; Goodwin & Company ("Goodwin")
Jay Blackburn and James Fieman; Level Engineering ("Level")
Eric VanLaren; Environmental Designs LLC ("EDLLC")
Lindsay Smith, Esq.; WLPP Law
Steve Jordan, Sheila Steele, Kristi Harrison, Jefferson Kellogg, Jamie Kubik, David Stibbards, Craig Conway, Dale Meier, Rachel Trahan, Bill and Fay Lewis, Shyam Rangole, Davy Godfrey, Christine Mayer, Jay Stateler, Pam Hack, Mark Zeigler, Nicole and Ryan Burke and other Members of the Public

ADMINISTRATIVE MATTERS

**Call to Order, Quorum, Location of Meeting and Posting of Meeting Notices:**

The Board called the meeting to order at 6:01 p.m. The Board confirmed the presence of a quorum.

The Board noted the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined to conduct the meeting at the above-stated date, time and location, which is included within the boundaries of the District as well as via Microsoft Teams. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

**Disclosures of Potential Conflicts of Interest:**

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

**Agenda:**

The Board reviewed the agenda. Following review, upon a motion made by Director Smith, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the agenda, as presented.

COVENANT ENFORCEMENT MATTERS

**CDRC Committee:**

**Variance Updates:**

None.

**Remove Locust Trees from List of Approved Trees:**

Mr. VanLaren discussed removing locust trees from the list of approved trees in the community, noting that locust trees in the common areas were affected by a disease and EDLLC is making effort to prevent it from spreading. Approximately 75% of the trees have been taken out in the commons space. The Board directed Goodwin to include this information in the newsletter. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved removing locust trees from the list of approved trees.

**9424 Noble Way:**

The Board provided updates on ongoing litigation and designated Directors Schulte and Rehberg to coordinate with Attorney Lindsay Smith on the next steps and to confirm the District's legal position.

**Jefferson County District Court Case No. 2026CV030854:**

The District filed a motion to dismiss the lawsuit, and the plaintiffs' response was due today. The District's position is that it is a governmental entity with immunity, not a private homeowner's association.

PUBLIC COMMENT

Kristi Harrison addressed the Board regarding the watering of Sarah George Park. EDLLC will address this subject under Landscaping Matters.

CONSENT AGENDA

**Minutes from June 4, 2026 Special Board Meeting**

**Agreement with Blue Soda Entertainment for Music in the Park Event in the amount of $1,050**

**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**

**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**

**Agreement for Services with Colorado Outhouse, LLC for Two Restrooms in the amount of $1,035.28**

**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**

**Proposal from Environmental Designs, LLC to Repair Mainline Leak at Dunraven Pocket Park in an amount not to exceed $2,000**

**Proposal with EDI and Work Order from Legal for Mainline Leak Repair in Maverick Mesa NTE $2,000**

**Agreement with Party Pro DJ's, LLC (McIntyre/94th Mainline Repair) in the amount of $2,000.00**

Following review and discussion, upon a motion made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

OPERATIONS AND MAINTENANCE MATTERS

**Landscape Update:**

Mr. VanLaren provided an update regarding current water restrictions, noting that park irrigation is operating three days per week in accordance with commercial watering restrictions. Due to high temperatures, mowing activities have been reduced, with landscaping crews focusing instead on beautification and maintenance activities such as pruning and site improvements. Mr. VanLaren also reported that implementation of the Volex proposal is underway.

**Proposals from EDLLC:**

**Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Enhancement (Mailbox Enhancements) in the amount of $3,917.12:**

Mr. VanLaren presented the proposal to the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Enhancement (mailbox enhancements) in the amount of $3,917.12.

**Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Enhancement (El Diente Rock Install) in the amount of $5,332.45:**

Mr. VanLaren discussed installing decorative rock and sandstone boulders with the Board, to enhance the appearance of the area and improve safety by clearly identifying that the area is not intended for parking. Discussion ensued regarding the remaining budget available for landscape enhancement projects.

Following discussion, upon a motion duly made by Director Smith, seconded by Director Schulte and, upon vote, unanimously carried, the Board approved the Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Enhancement (El Diente rock install) in the amount of $5,332.45.

Discussion ensued regarding the prioritization of various projects and timelines.

**On-Site Parking of Landscaping Vehicles and Equipment Throughout the Year:**

The District has received a number of resident concerns regarding the parking of landscaping vehicles and equipment within the community. Discussion ensued regarding the scope of the issue, transportation logistics, associated costs, operational impacts, and potential relocation options. It was noted that relatively few concerns have been received regarding operations at the Townview location. The Board also discussed including information in a future community newsletter to provide residents with additional context and awareness regarding landscaping operations.

**Weeds Throughout the Community and Rock Beds Not Being Maintained:**

Discussion ensued regarding an increase in native weed growth throughout the District and related concerns raised by Board members, community management, and residents. Mr. VanLaren reported that weed control efforts are being conducted and committed to increasing reporting on treatment activities, identifying areas requiring additional attention, and prioritizing ongoing weed management efforts throughout the community as well as to include updates regarding the weed removal efforts on a weekly basis.

ENGINEERING MATTERS

**Engineer's Report:**

Mr. Blackburn and Mr. Fieman presented the engineering report to the Board.

**Notice to Proceed for CMH Concrete for Candelas Stormwater Facilities Maintenance Project:**

Following review and discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved issuing the Notice to Proceed to CMH Concrete for Candelas Stormwater Facilities Maintenance.

**Submission of an Application for the Jefferson County Parks & Open Space Trails Partnership Program (TPP) Grant:**

Mr. Blackburn reviewed the TPP with the Board.

**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:**

Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved the submission of an application for the Jefferson County Parks & Open Space TPP Grant and approved 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.

**KB Home Site Walk Summary Memo to Cimarron Metropolitan District:**

Mr. Fieman provided an update on a recent site walk and assessment conducted in advance of the anticipated property transfer. While progress has been made and several previously identified items have been addressed, additional deficiencies and areas of concern were identified that will require further evaluation and corrective action prior to transfer.

Following discussion, upon a motion duly made by Director Hoisington, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the KB Home Site Walk Summary Memo to Cimarron Metropolitan District.

**Proposal from Aqua Sierra, Inc. to Repair Candelas Foxtail Pond Aerator in the amount of $2,400.00:**

Following review and discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved both proposals from Colorado Pond & Lake for Foxtail Aeration in the amount of $9,762.91 and Seasonal Resource Agreement for pond mitigation in the amount of $4,994.06 and directed staff to submit both proposals to the Sustainability Committee for review and consideration of sustainability funding.

**TownView Pool Project:**

An update was provided previously during the Annual Meeting.

**Bike Rack Replacement:**

Mr. Blackburn discussed an alternative bike rack replacement design. During review of the proposed improvements, it was noted that many of the existing bike racks were determined to be deficient and likely require replacement due to installation issues. The Board directed staff to solicit bids for replacement options. Mr. Jordan provided comments regarding the potential inclusion of a more modern design that could accommodate scooters and expressed concerns regarding theft prevention.

**Update on Restoring Power to the TownView Monument Sign at McIntyre Street and Monuments within the Community:**

Mr. Fieman reported that McCarrick Electric identified a potential solar-powered lighting solution for monument signs that currently do not have electrical service. Level Engineering requested pricing for the solar installations and is awaiting a proposal from McCarrick Electric for the various monument locations.

FINANCIAL MATTERS

**June 2026 Variance Report, Payment of Claims in the amount of $393,318.28, Schedule of Cash Position and Property Taxes Reconciliation:**

Mr. Duran-Rodriguez reviewed the June 2026 variance report, payment of claims, the schedule of cash position, and the property taxes reconciliation with the Board. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board accepted the June 2026 Variance Report, Schedule of Cash Position and Property Taxes Reconciliation, as presented, and ratified the payment of claims in the amount of $393,318.28, as presented.

**Draft 2025 Audit:**

Mr. Duran-Rodriguez presented the draft 2025 Audit to the Board. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the draft 2025 Audit, subject to final legal review and receipt of a clean opinion from the Auditor.

COMMITTEE UPDATES

**Committees and Reports from the Same:**

**Landscape Committee:**

An update was previously provided under Landscaping Matters.

**Alley Lot Committee:**

**Jamie Kubik and Ashley Krier to Alley Lot Committee:**

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board appointed Jamie Kubik and Ashley Krier to Alley Lot Committee.

Ms. Johnson discussed the committee's request that the Board consider not imposing CPI fees. The Board noted the need for verification and will discuss it at the next meeting. Ms. Johnson noted according to the resolution, the fee is an automatic increase.

**Social/Events Committee:**

**Upcoming Events:**

Ms. Torgerson provided an update for the Board, noting that Music and Movies in the Park are the next scheduled events. The Social Committee is working to schedule the next upcoming events, such as Halloween.

**Finance/Audit Committee:**

No update was provided.

**Sustainability Committee:**

**Resignation of Harvey Newman from the Candelas Sustainability Committee:**

Mr. Clem noted Harvey Newman resigned from the Candelas Sustainability Committee. The Board acknowledged Mr. Newman's resignation.

Ms. Harrison reported ongoing collaboration with Excel and Partners in Energy, planning for the Candelas Fest event, and new communication channels with the Arvada Sustainability Advisory Council regarding rezoning and development impacts.

The Board inquired about the status of votes on reimbursement requests submitted to the Sustainability Committee. The Committee will seek clarification regarding the current status of the review process, any outstanding information needed, and the steps required to complete the voting process.

COMMUNITY MANAGEMENT

**Community Management Report:**

**Annual Preventative Maintenance Agreement (Burglar, Access Control) with 303 Networks, Inc.:**

Ms. Torgerson presented the updated proposal to the Board. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved the Annual Preventative Maintenance Agreement for Burglar Services only. No action was taken regarding the Access Control proposal.

**Priority List of Playground Repairs Based on the Playground Equipment Low Frequency Inspection Results:**

Ms. Torgerson reviewed the priority list with the Board. Discussion ensued regarding safety criteria. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the proposal from Rocky Mountain Playground Services for playground repairs in the amount of $5,967.85.

**Proposal from Aspen Aquatics to Extend the Swim Season to September 20, 2026 in the amount of $4,225.00:**

Following discussion, the Board determined not to extend the pool season beyond Labor Day due to the associated costs. The Board directed staff to include information in the community newsletter explaining that Labor Day falls later this year and that the decision was made based on the additional operational expenses required to keep the pool open.

**Proposal from N2Blue Pool and Spa LLC to Replace the Big Pool Heater in the amount of $64,711.30:**

Following review, the Board requested additional proposals for their consideration at the August Board meeting. No action was taken.

**Covenant Enforcement and Design Review Report:**

**Transition of Covenant Enforcement Matters related to Drought Conditions to WLLP:**

Ms. Torgerson discussed the transition with the Board.

**Active Vandalism in the Community:**

Ms. Torgerson reported a recent decrease in reported incidents within the community. Discussion ensued regarding the importance of submitting police reports when appropriate and pursuing criminal complaints when warranted. The Board reaffirmed its commitment to supporting enforcement efforts and pursuing criminal cases when necessary.

**Pool Trespassing and Disorderly Conduct and Administration of Incidents:**

The Board expressed full support for pool monitors and staff contacting law enforcement whenever they feel threatened or unsafe and reaffirmed its commitment to maintaining a safe environment at District facilities. The Board agreed to revisit the recreation facilities policies if necessary to ensure sufficient authorization is in place to address disorderly conduct and related incidents.

**Recreation Facilities Policy and Enforcement:**

The Board discussed implementing a new pool access system beginning next season. All existing key cards will be deactivated at the beginning of March 2027 to allow for a complete inventory and reissuance process. Ms. Torgerson will obtain pricing for replacement key cards and provide an estimate to the Board.

**Park View Smart Thermostat Purchase:**

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the purchase of five Smart Thermostats Ecobee in the amount of $595, subject to submission to the sustainability committee submittal for reimbursement consideration.

DIRECTORS' MATTERS

**Adult Pool Hours:**

No action was taken.

**Covenant Enforcement and Letters Sent to Residents:**

Discussion ensued regarding the need to include details in the violation letters and clearer pictures.

**<u>Community Management Response Time to Resident Concerns and Questions:</u>**

The Board will discuss this matter during Executive Session.

**<u>Sustainability Meetings Being Accessible with Link on District Website:</u>**

Mr. Clem requested Jeb provide links for the Sustainability Committee meetings for posting on the District website. Ms. Harrison will provide the same information regarding the Sustainability Committee so meetings can be easily attended by the public.

**<u>Fire Mitigation and Scheduling a Meeting with Arvada Fire to Discuss What Residents Can do to Protect their Property:</u>**

Discussion ensued regarding scheduling a meeting to discuss code changes for the community. The Board tabled this matter.

<u>MANAGER MATTERS</u>

**<u>Manager Report:</u>**

Mr. Clem reviewed the Manager Report with the Board.

**<u>SDA Conference:</u>**

Mr. Clem provided information regarding the SDA Conference for the Board. Directors Smith and Schulte expressed interest in attending.

<u>LEGAL MATTERS</u>

**<u>Legal Status Report:</u>**

Attorney Vander Wall reviewed the report with the Board and provided update on the ongoing transition from Cimarron Metro District to Vauxmont Metro District, including tract transfers, transition agreements, developer coordination, and due diligence efforts related to the transfer of assets and responsibilities to the District.

**<u>Resolution regarding Adopting a Policy regarding Certification of Delinquent Accounts:</u>**

Attorney Vander Wall reviewed the proposed policy establishing procedures for the certification of delinquent covenant enforcement and design review accounts to the Jefferson County Treasurer for collection. The policy applies to accounts that are at least six months delinquent and exceed $150, provides notice and an opportunity to be heard before the Board, and outlines the process for recording liens and certifying eligible delinquent amounts for collection through the property tax process. Discussion ensued.

Following discussion, upon a motion duly made by Director Hoisington, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board adopted the Resolution regarding Adopting a Policy regarding Certification of Delinquent Accounts, subject to final review of SVW and WLPP Law.

**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.:**

Upon a motion duly made by Director Shulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board entered into executive session 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. at 8:26 p.m.

Upon a motion duly made by Director Shulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board exited from executive session at 9:44 p.m., noting that no actions had been taken while in executive session.

Upon a motion duly made by Director Shulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board authorized sharing the memorandum regarding the use of Sustainability Fund monies with, at a minimum, the Chair of the Sustainability Committee, and recommended a meeting with legal counsel and two committee members to review the sustainability analysis.

OTHER BUSINESS

**Quorum for August 18, 2026 Regular Meeting:**

A quorum was confirmed for the August 18, 2026 regular meeting.

**Rescheduling September 15, 2026 Regular Meeting due to Special District Association Conference:**

Following discussion the Board directed CLA to coordinate rescheduling the September 15, 2026 Board meeting for the week following.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 9:48 p.m.