

# VAUXMONT METROPOLITAN DISTRICT

2001 16th St., Ste. 1700

Denver, CO 80202

Phone: 303-779-5710

www.vauxmontmd.gov

## **NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** Monday, September 21, 2026

**TIME:** 5:00 p.m.

**LOCATION:** Candelas Parkview Swim and Fitness Club  
19865 W. 94<sup>th</sup> Avenue  
Arvada, CO 80007  
And via Microsoft Teams

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:  
<https://teams.microsoft.com/meet/287965937909460?p=xDwsp9ncjA05A4TRf9>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 285 528 780#

### **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. Acknowledge resignation of Denise Kuhn from the CDRC Committee.
- 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 August 18, 2026 Regular Board Meeting (enclosure – page ).
- B. Ratify approval of Change Order No. 11 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for Sarah George Park drip conversion in the amount of \$2,296.96 (enclosure – page ).
- C. Ratify approval of Change Order No. 12 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation to install drip valve for trees in the amount of \$1,153.94 (enclosure – page ).
- D. Ratify approval of Change Order No. 13 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for mainline and backflow repairs in the amount of \$5,521.13 (enclosure – page ).
- E. Ratify approval of Change Order No. 14 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for mainline repairs in native area north of 18472 W. 95<sup>th</sup> Pl. in the amount of \$2,000.00 (enclosure – page ).
- F. Ratify approval of Agreement for Services with 303Networks, Inc. for the purchase and installation of a projector and mount in the amount of \$2,399.98 (enclosure – page ).
- G. Ratify approval of proposal from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for mainline repairs at 15417 95th Ave. in an amount not to exceed \$2,000.00.

**V. OPERATIONS AND MAINTENANCE MATTERS**

- A. Landscape Update.
- B. Proposals from Environmental Designs, LLC:
  - 1. Review and consider approval of proposal for dead shrub removal (ParkView / CanyonView) in the amount of \$4,868.16 (enclosure – page ).

**VI. ENGINEERING MATTERS**

- A. Engineer's Report (enclosure – page ).
- B. Review and consider appointment of an Evaluation Committee to review and score Statements of Qualifications (SOQs ) for the Candelas Townview Pool Replacement CMAR Procurement Process.

- C. Review and consider approval of proposal from Reliant Construction for bike rack replacements at seven locations within Candelas in the base bid amount of \$48,000, and any associated project alternates (enclosure – page ).
- D. Review and consider approval of a concrete alleyway condition assessment and capital improvement plan for long-term maintenance of the Candelas alleyway system in the amount not to exceed \$5,000.
- E. Update on Task Order I – Candelas Stormwater Facilities Maintenance Project.
- F. Update on Task Order M – Trails Erosion Mitigation, Drainage, and Safety Improvements Design.

## **VII. FINANCIAL MATTERS**

- A. Review and consider acceptance of August 2026 Variance Report, ratify/approve Payment of Claims in the amount of \$313,072.64, 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 (enclosure – page ).
    - i. Update on upcoming events.
  - 4. Finance/Audit Committee.
    - i. Update on 2027 Budget.
  - 5. Sustainability Committee.

## **IX. COMMUNITY MANAGEMENT**

- A. Community Management Report (enclosure – page ).
  - 1. Review and consider approval of proposal from Architectural Signs for monument repairs in the amount of \$27,889.15 (enclosure – page ).
  - 2. Review and consider approval of proposal from Criswell Electric LLC for electrical diagnostics in the amount of \$2,400.00 (enclosure – page ).
- B. Covenant Enforcement and Design Review Report (enclosure – page ).

**X. DIRECTORS' MATTERS**

- A. Discuss proposing a signal light at the intersection of Candelas Pkwy and W 95th Ln.
- B. Update on resident sump pump discharging.
- C. Discuss soliciting proposals for Design review and covenant enforcement services.
- D. Discuss delays in entering Sustainability community projects into SmartWebs.
- E. Update on TownView air conditioning.
- F. Discuss the condition and maintenance needs of the TownView Recreation Center.

**XI. MANAGER MATTERS**

- A. Manager Report (enclosure – page ).
- B. Discuss DocAccess with CivicPlus (formerly Streamline).
- C. Discuss Board interest in 2027 reserve study.

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

- A. Consider approval of Reimbursement Agreement with Cimmaron MD and ARP (enclosure – page ).
- B. Discussion regarding transition agreement with CMD.
- C. Legal Status Report (enclosure – page ).
- D. EXECUTIVE SESSION: 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 October 20, 2026 Special Meeting.

**XIV. ADJOURNMENT**

**The next meeting is scheduled for October 20, 2026 at 5:00 p.m. the Candelas Parkview Swim & Fitness Club and via Microsoft Teams.**