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 November 17, 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/22217693716597?p=OgvU69C9DDV44LDIfT

To attend via telephone, dial 720-547-5281 and enter Conference ID: 977 385 473#

Board of Directors	Office	Term Expires
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.

D. Discuss 2027 meeting schedule and annual meeting.

1. Review and consider adoption of Resolution Designating 2027 Meeting Schedule & Posting Location (enclosure – page).

II. COVENANT ENFORCEMENT MATTERS

A. CDRC Committee.

1. Variance updates (if any).

2. Variance Request for 19562 W. 95th Pl regarding in-ground pool and spa (enclosure – page).

3. Variance Request for 17325 W. 94th Ave regarding deck (enclosure – page).

4. Variance Request for 19096 W. 94th Ave. regarding pergola (enclosure – page).

5. Consider appointment of Bruce McVeety to Candelas Design Review Committee (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 October 20, 2026 Regular Board Meeting (enclosure – page).

B. Ratify approval of Change Order No. 7 from Environmental Designs for Candelas Filings 1-4 (Exclusive of Alley Lot Homes) Landscape Maintenance Services for the replacement of broken dog waste station near Hallet Street and Highway 72 in the amount of $1,099.93 (enclosure – page).

C. Ratify approval of Change Order No. 19 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for mainline repairs in the island of Candelas Parkway south of Maverick Mesa in the amount of $2,000.00 (enclosure – page).

D. Ratify approval of Change Order No. 20 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for mainline repairs behind 16715 W 94th Drive in the amount of $2,000.00 (enclosure – page).

E. Ratify approval of Agreement for Services with MTECH Mechanical for replacement of zone system controller at 9371 McIntyre St. in the amount of $3,704.00 (enclosure - page).

F. Ratify approval of Agreement for Services with MTECH Mechanical for replacement of actuator on the geothermal loop or air handling unit #2 at 9371 McIntyre St. in the amount of $920.00 (enclosure - page).

G. Ratify approval of Agreement for Services with MTECH Mechanical for replacement of actuator on the bypass of air handling unit #3 at 19865 W 94th Ave. in the amount of $1,193.00 (enclosure - page).

H. Ratify approval of Agreement for Services with Criswell Electric, LLC for repairs as a result of diagnostic services throughout the District in the amount of $8,024.09 (enclosure – page).

I. Ratify approval of Agreement for Services with Association Reserves – Colorado, LLC for a Reserve Study in the amount of $7,200.00 (enclosure – page).

V. OPERATIONS AND MAINTENANCE MATTERS

A. Landscape Update.

1. Discuss contractual obligations and services not being performed.

B. Proposals from Environmental Designs, LLC:

1. Review and consider approval of proposal from Environmental Designs for Alley Lot Homes Landscaping Maintenance for 2027 in the amount of $35,457.48 (enclosure – page).

2. Review and consider approval of proposal from Environmental Designs for Alley Lot Homes Snow Removal Services for 2026-2027 (enclosure – page).

3. Review and consider approval of proposal from Environmental Designs for Filings 1-4 Landscaping Maintenance for 2027 in the amount of $487,712.41 (enclosure – page).

4. Review and consider approval of proposal from Environmental Designs for Filings 1-4 Snow Removal Services for 2026-2027 (enclosure – page).

5. Review and consider approval of proposal for from Environmental Designs Filings 1-4 Holiday Lighting in the amount of $9,500.00 (enclosure – page).

6. Review and consider approval of proposal from Environmental Designs for Filings 1-4 Deep Root Watering in the amount of $3,018.34 per occurrence (enclosure – page).

7. Review and consider approval of proposal from Environmental Designs for Filings 1-4 for Nozzle Upgrades in the amount of $29,329.48 (enclosure – page).

8. Review and consider approval of proposal from Environmental Designs for Filings 1-4 for VoleX Rat-A-Way in the amount of $4,213.26 (enclosure – page).

9. Review and consider approval of proposal from Environmental Designs for Filings 1-4 for Invasive Tree Removal in the amount of $5,933.39 (enclosure – page).

10. Review and consider approval of proposal from Environmental Designs for Filings 1-4 for Tree Wrap in the amount of $4,161.90 (enclosure – page).

11. Review and consider approval of proposal from Environmental Designs for Filings 1-4 for Master Valves Flow Sensor in the amount of $143,987.69 (enclosure – page).

12. Review and consider approval of proposal from Environmental Designs for Filings 1-4 to remove ramps in the amount of $1,672.09 (enclosure – page).

VI. ENGINEERING MATTERS

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

Action Items

1. Update on Task Order L – Candelas Townview Pool Replacement Project:

    i. Review and consider award to the CMAR with the highest cumulative score based on the scores assigned by the Evaluation Committee (enclosure – page).

2. Update on Task Order I – Candelas Stormwater Facilities Maintenance Project:

    i. Review and consider approval of Payment Application 1 to CMH Concrete for $69,987.71 (enclosure – page).

    ii. Review and consider approval of Work Change Directive 1 to CMH Concrete (enclosure – page).

General Updates

1. Update on Task Order M – Trails Erosion Mitigation, Drainage, and Safety Improvements Design.

2. Update on Tract A-4 Slope Stabilization Coordination.

3. Update on Alley lot concrete paving capital improvement plan development.

4. Update on Coordination with the Sustainability Committee

5. Update on requests for concrete patching / replacement on Big Dry Creek Trail and Townview Fitness Center entrance.

VII. FINANCIAL MATTERS

A. Review and consider acceptance of September 30, 2025 Unaudited Financial Statements (enclosure – page).

B. Review and consider acceptance of October 2026 Variance Report, ratify/approve Payment of Claims in the amount of $212,395.35, Schedule of Cash Position and Property Taxes Reconciliation (enclosure – page).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure – page).

D. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosure – page).

E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

F. Review and consider approval of engagement letter with Wipfli to prepare the 2026 Audit (to be distributed).

G. Review and acknowledge CLA Cash Access Policy (enclosure – page).

H. Review and consider request for waiver of Alley Lot CPI increase (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.

   i. Update on upcoming events.

4. Finance/Audit Committee.

5. Sustainability Committee (enclosure – page).

IX. COMMUNITY MANAGEMENT

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

B. Community Management Report (enclosure – page).

C. Action Items

1. Review and consider approval of proposal from Copper Peak Pool & Spa for pool heater at ParkView in the amount of $62,465.52 (enclosure – page).

2. Review and consider approval of proposals to replace water fountain at TownView (enclosure – page).

3. Review and consider approval of purchase of bird nest deterrents at ParkView and TownView clubhouses (enclosure – page).

4. Review and consider approval of proposal from Across Carpet and Cleaning Services for carpet and chair upholstery cleaning at ParkView and TownView clubhouses in the amount of $1,434.00 (enclosure – page).

D. Updates

1. Update on proposals from Aspen Aquatics for 2027 season at TownView and ParkView rec centers.

2. Update on bike park concept.

X. DIRECTORS' MATTERS

A. Update on cameras at TownView.

B. Discuss sump pump discharging onto District property.

C. Discuss Townsquare responses and closing of tickets.

D. Discuss attendance of staff.

E. Discuss cleanup after rentals in rec centers.

F. Discuss obtaining bids for interior painting of rec centers.

G. Discuss Goodwin Community Management Services Performance.

XI. MANAGER MATTERS

A. Manager Report (enclosure – page).

B. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).

C. Review and consider approval of Workers' Compensation Coverage for 2027 (enclosure – page).

D. Authorize renewal of membership in the Special District Association for 2027.

E. Review and consider approval of CLA Statements of Work for 2027 for Management, Billing and Accounting & Advisory Services (enclosure – page).

F. Consider approval of payment of 50% deposit ($3,600) to Association Reserves – Colorado, LLC for a Reserve Study.

G. Review and consider approval of proposals from Accessibility for All, Docability and DocAccess for document remediation services (enclosure – page).

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

A. Legal Status Report (enclosure – page).

B. Discussion regarding transition agreement with CMD.

C. Review and consider adoption of Resolution of VMD and CSID No. 1 regarding Policies and Procedures for Candelas Sustainability Committee in connection with the Administration of the Candelas Sustainability Trust (enclosure – page).

D. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure – page).

E. Status of RFP for covenant enforcement / design review services and recommendation by evaluation committee.

F. EXECUTIVE SESSION: If needed, an executive session may be called by the Vauxmont Metropolitan District Board for the purpose of consultation with legal counsel on specific legal questions related to the administration of the Candelas Sustainability Committee, and the interpretation of the Sustainability Trust 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 December 15, 2026 Regular Meeting.

XIV. ADJOURNMENT

The next meeting is scheduled for December 15, 2026 at 5:00 p.m. at the Candelas Parkview Swim & Fitness Club and via Microsoft Teams.