

# VAUXMONT METROPOLITAN DISTRICT

2001 16th St, Ste 1700  
Denver, CO 80202  
Phone: 303-779-5710  
<https://www.vauxmontmd.gov/>

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, November 18, 2025

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

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

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:  
[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_NzY0YjUyOTUtMTA1OC00YzMwLWI4ZTItNGEyMTZlMmIwYzky%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22294eff39-c7d0-48c1-bc01-2bf9670aa52a%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzY0YjUyOTUtMTA1OC00YzMwLWI4ZTItNGEyMTZlMmIwYzky%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22294eff39-c7d0-48c1-bc01-2bf9670aa52a%22%7d)

Meeting ID: 293 505 282 147 8 Passcode: Bc9xR2ay

To attend via telephone, dial +1 612-213-1012 and enter Conference ID: 856 426 61#

### **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.
- D. Discuss 2026 meeting schedule.
  - a. Review and consider adoption of Resolution Designating 2026 Meeting Schedule & Posting Location (**enclosure**).

**II. COVENANT ENFORCEMENT MATTERS**

**A. EXECUTIVE SESSION** *(If needed, an executive session may be called 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.)*

- a. Consultation with legal counsel on specific legal questions related to variance requests and/or covenant enforcement violations, and developing negotiation positions, related to 9424 Noble Way, pursuant to § 24-6-402(4)(b) and (e), C.R.S.

[NOTE: No formal action or adoption of any proposed policy, position, resolution, rule, or regulation may be taken in Executive Session.]

**B. CDRC Committee.**

- b. Variance updates (if any).
  - i. 18322 W 95<sup>th</sup> Place, Arvada, CO 80007 (**enclosure**).

**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. Review and consider approval of Minutes from October 21, 2025 Special Board Meeting (**enclosure**).
- B. Review and consider ratification of the following Agreement(s) and Change Orders with **EDLLC**:
  - a. Agreement for Landscape Maintenance Services for the period April 1, 2026 to March 31, 2027 in the amount not to exceed \$34,762.24 for Candelas – Alley Homes (**enclosure**).
  - b. Agreement for Landscape Maintenance Services for the period April 1, 2026 to March 31, 2027 in the amount not to exceed \$478,149.42 for Candelas – Filings 1-4 (**enclosure**).
  - c. Agreement for Snow Removal Services for the period October 1, 2025 to May 31, 2026 for Candelas – Alley Homes (**enclosure**).
  - d. Agreement for Snow Removal Services for the period October 1, 2025 to May 31, 2026 for Candelas – Filings 1-4 (**enclosure**).

- e. Change Order No. 2 for Irrigation Repair Rocky Flats Entrance in the amount of \$983.42 (**enclosure**).
- f. Change Order No. 3 for Replacement of Backflow Preventer Noble Street and Candelas Parkway in the amount not to exceed \$2,467.98 (**enclosure**).

**V. OPERATIONS AND MAINTENANCE MATTERS**

- A. Landscape Update.
  - a. Update on Haystack Park water usage.
- B. Review and consider approval of the following proposals from **EDLLC**:
  - a. Winter Watering to All Trees and Shrubs in the amount not to exceed \$1,800.00 (**enclosure**).
  - b. Holiday Lighting Installation and Removal in the amount not to exceed \$10,091.88 (**enclosure**).
  - c. Tree Wraps and Tree Wrap Removal in the amount not to exceed \$2,840.22 (**enclosure**).
  - d. Native Mowing - Fire Lane in the amount not to exceed \$6,427.58 (**enclosure**).
  - e. Cottonwood Removals in the amount not to exceed \$5,503.17 (**enclosure**).
  - f. Dead Plant Removal – Alley Lots in the amount not to exceed \$3,326.00 (**enclosure**).

**VI. ENGINEERING MATTERS**

- A. Engineer’s Report (**enclosure**).
  - a. Projected 2026 Budget Development for Consulting Services and Infrastructure Projects.
  - b. Review and consider approval of proposal from **ERO Resources Corporation (“ERO”)** for Environmental and Permitting Assessments of Stormwater Facilities as a part of the Task Order I (Stormwater Infrastructure Maintenance) in the amount not to exceed \$9,400.00 (**enclosure**).
  - c. Big Dry Creek Erosion Evaluation.
  - d. Update on Transfer of Ownership for the Candelas Swim and Fitness Club at Townview Property - 9371 McIntyre St, Arvada, CO 80007.

**VII. COMMITTEE UPDATES**

- A. Review and discuss the following committees and reports from the same:
  - a. Landscape Committee (**enclosure**).
  - b. Alley Lot Committee
  - c. Social/Events Committee.
  - d. Finance/Audit Committee.
  - e. Sustainability Committee.

**VIII. FINANCIAL MATTERS**

- A. Review and consider acceptance of September 30, 2025 Unaudited Financial Statements (**to be distributed**).
- B. Review and consider acceptance of November 2025 Variance Report, ratify/approve Payment of Claims in the amount of \$301,563.43, the Schedule of Cash Position and Property Taxes Reconciliation (**enclosure**).
- C. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget (**enclosure**).
- D. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (**enclosures**).
- E. Update regarding forecasting related to the Cimmaron Metropolitan District and Vauxmont Metropolitan District transition.

**IX. COMMUNITY MANAGEMENT**

- A. Community Management Report (**enclosure**).
- B. Covenant Enforcement and Design Review Report (**enclosures**).
- C. Review and consider approval of the Second Amendment to Service Agreement for District Community Management Services for 2026 with **Goodwin & Company** (**enclosure**).
- D. Review and consider approval of proposal with **Aspen Aquatics, LLC** for the Swimming Pool Maintenance and Management for 2026 season in the amount not to exceed \$ \$59,800.00 (**enclosure**).
- E. Update on toilets replacement at ParkView. Review and consider approval of proposal for Toilet Replacement from EZ Repair in the amount of \$6,875.00 (**enclosure**).

- F. Review and consider approval of proposal for Mailbox Kiosk Solar Lights from **Palm Tree Electric LLC** in the amount of \$2,200.00 (**enclosure**).
- G. Update on laser printer. Review and consider proposal for Printing Services from **Frontier Business Products** in the amount of \$159.60 per month (**enclosure**).
- H. Review and consider approval of cost increase for proposal for Treadmill and Weight Bench Replacement from **P<sup>3</sup> Push Pedal Pull** by \$385.00 (**enclosure**).
- I. Update on xeriscaping consulting services. Review and consider approval of proposal from **Stix & Stonz Landscaping** (**enclosure**).
- J. Update on camera replacement and installation at TownView.
- K. Update regarding refund request to Goodwin regarding Covenant Enforcement Activities.

**X. DIRECTORS' MATTERS**

- A. Revise new sustainability form for community projects.
- B. Discuss installation of digital lock for storage room in ParkView clubhouse.
- C. Discuss purchase and install shelves for supplies.

**XI. MANAGER MATTERS**

- A. Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any) (**enclosure**).
- B. Review and consider approval of Workers' Compensation Coverage for 2026 (**enclosure**).
- C. Authorize renewal of membership in the Special District Association for 2026.
- D. Consider engagement of T. Charles Wilson for insurance broker services.
- E. Review and consider approval of CLA Statements of Work for 2026 for Management, Billing and Accounting & Advisory Services (**enclosures**).
- F. Review and acknowledge CLA Cash Access Policy (**enclosure**).
- G. Discuss future processes for future vendor contracts and Certificate of Insurance (COI) requirements.

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

- A. Legal Status Report (**enclosure**).

- B. Update regarding the transition from Cimarron Metropolitan District to Vauxmont Metropolitan District (“CMD VMD”).
  - a. Transfer of Tract KK, Block 37 Candela’s Filing No. 1 (TownView Pool Parcel).

**XIII. OTHER BUSINESS**

- A. Confirm December 16, 2025 Regular Meeting.

**XIV. ADJOURNMENT**

**The next meeting is scheduled for December 16, 2025.**