

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
VAUXMONT METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
APRIL 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, April 21, 2026, at 5:00 p.m., at Candelas Parkview Swim and Fitness Club, 19865 W. 94<sup>th</sup> 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.; Seter, Vander Wall & Mielke, P.C.  
Elizabeth Black and Shannon Torgerson; Goodwin & Co. (“Goodwin”)  
James Fieman; Level Engineering  
Eric VanLaren; Environmental Designs LLC (“EDLLC”)  
Lindsay Smith, Esq.; WLPP Law  
Andrew Wheeler; D.A. Davidson  
Kim Crawford and Laurel Witt; Butler Snow LLP  
Dale Meier, Ted Smith, Dan Austin, Kelsey Martin, Veronica Cavera, Mike McCrew,  
Kerry Hobday, Ryan Scheyhing, Veronica Cavera, Jonathan Morse, Matt Schulze, Jamie  
Kubik, Pamela Hack, Matthew Chorske, Kristin Harrison, Mike McHugh; Members of the  
Public

ADMINISTRATIVE MATTERS

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

The meeting was called to order at 5:00 p.m. by Director Schulte. 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.

#### **18906 W. 93rd Ave:**

Dan Austin presented his request to the Board, to keep his van on their property as they have for seven years. He emphasized it is not a camper van but an off-road vehicle for carrying bikes, skis and tents, and it does not have living quarters. He noted it was stored offsite once for a family event, during which it was stolen.

Attorney Smith clarified the covenant restrictions, noting that the main issue is whether the van qualifies as a recreational vehicle, which would be prohibited unless stored in an enclosed garage or designated area. Attorney Smith noted that if the van lacks living quarters, it may not be considered a recreational vehicle.

The Board requested pictures to supplement the documentation. Mr. Austin will provide pictures by the next Board meeting. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board determined to continue the variance request until the next Board meeting.

#### **9424 Noble Way:**

Director Schulte provided an update on the enforcement actions, noting a default judgment was issued against the property owners for covenant violations. Attorney Smith confirmed legal steps and outlined potential next actions. No action was taken.

## PUBLIC COMMENT

Kerry Hobday addressed the Board regarding unapproved cottonwood trees on a neighbor's property. The Board directed Goodwin staff to send a notice of violation and follow up on removal, explaining the process and timeline.

Veronica Cavera addressed the Board regarding neighborhood grant programs. She suggested applying for a City of Arvada grant program to fund repairs to community book boxes. She will connect with Goodwin and Director Smith.

Pamela Hack expressed concerns about maintaining lawns under water restriction. The Board noted the District will be lenient on grass conditions this year based on the drought conditions. Discussion ensued regarding sustainability fund applications for eligible improvements.

Mike McHugh addressed the Board regarding vandalism and maintenance issues at Maverick Park, including a broken fence and litter. The Board confirmed that management staff is obtaining repair estimates and discussed ongoing challenges with vandalism.

Ken Smith addressed the Board regarding Airbnb regulations in the community. The Board clarified that short-term rentals are governed by City of Arvada ordinance, not District Covenants, and advised reporting unlicensed rentals to City of Arvada code compliance.

## CONSENT AGENDA

### **Minutes from March 17, 2026 Regular Board Meeting**

### **Change Order No. 21 from Environmental Designs for Candelas Filings 1-4 Arbor Day Materials and Hole Digging in the amount of \$6,398.56**

### **Change Order No. 7 from Environmental Designs to Service Agreement for Irrigation Enhancement (Filings 1-4) for Irrigation Cage Security Modifications Filings 1-4 and Alley Homes in the amount of \$593.20**

### **Service Agreement for Fitness Equipment Preventative Maintenance Services with Fitness Gallery**

### **Colorado Tree Coalition for trees in the amount of \$6,080.00**

### **Termination of Hardware Service Maintenance Agreement for Cimarron Metropolitan District**

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

## OPERATIONS AND MAINTENANCE MATTERS

### **Landscape Update:**

Mr. VanLaren provided an update for the Board, noting the completion of the annual Arbor Day tree planting event and ongoing weed control, with the organic fertilizer “Revive” to improve soil and water retention. He mentioned that he is waiting for the City of Arvada to provide further information regarding water restrictions and guidance.

### **Proposal from Environmental Designs LLC for Landscape Enhancement Following Vehicle Accident in Candelas – Filings 1-4 in the amount of \$7,112.22:**

Mr. VanLaren presented the proposal to the Board and summarized the incident involving a seven-year-old tree. The tree will be removed, with roots cut as necessary, and EDLLC will coordinate with the landscape committee regarding a replacement. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the Proposal from Environmental Designs LLC for landscape enhancement following vehicle accident in Candelas – Filings 1-4 in the amount of \$7,112.22.

### **Proposal from Environmental Designs LLC for 2026 Irrigation Start Up in Candelas in the amount of \$18,045.08:**

Mr. VanLaren presented the proposal to the Board, noting that the costs presented are based on worst-case scenarios and will be adjusted as actual repairs are identified. Following discussion, upon a motion duly made by Director Smith, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved the Proposal from Environmental Designs LLC for 2026 irrigation start up in Candelas in the amount of \$18,045.08.

### **Proposal from Environmental Designs LLC for Mulch Refresh in Candelas – Filings 1-4 in the amount of \$3,673.82:**

The Board discussed the proposal, noting that permanent bushes are recommended at the other location, as opposed to flower beds. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved Environmental Designs LLC to provide mulch refresh at the Noble entrance in the revised amount of \$1,260.73.

### **Proposal from Environmental Designs LLC for Large Backflow Replacement Doors in Candelas – Filings 1-4 in the amount of \$1,957.59:**

Mr. VanLaren presented the proposal to the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved the Proposal from Environmental Designs LLC for large backflow replacement doors in Candelas – Filings 1-4 in the amount of \$1,957.59.

The Board recognized EDLLC’s work in the community.

Mr. VanLaren reported an attempted theft of about ten backflow preventers and EDLLC is considering cut-proof locks. Discussion ensued regarding deterring theft.

**Hydretaine:**

Mr. VanLaren provided information regarding the soil conditioner, Hydretaine. EDLLC is tracking weather for possible monsoon rains and will provide more information at the next meeting.

**ENGINEERING MATTERS**

**Engineer's Report:**

Mr. Fieman presented the engineering report to the Board.

**Candelas Stormwater Facilities Maintenance Project:**

Mr. Fieman provided an update for the Board and noted that the pre-bid meeting for the stormwater project attracted significant contractor interest, and coordination with ERO helped reduce permitting costs.

**Rebidding the Project at a Later Date or Initiate Value Engineering and Contract Modification Coordination with the Two Lowest Bidding Contractors to Proceed with a Partial or Full Scope of Work on the Project:**

Mr. Fieman reported that the bids received were higher than anticipated. Mr. Fieman presented two options to the Board, with the first option to re-bid the project at a later date and the second option to initiate value engineering and contract modification coordination with the two lowest bidding contractors to proceed with a partial or full scope of work on the project.

It was noted that the contractors reported the largest cost increase in materials transportation. Discussion ensued regarding the initial budget set. Level Engineering believes there are opportunities to negotiate value engineering with the contractors and recommended this option versus rebidding the project at a later date.

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board directed Level Engineering to proceed with initiating value engineering and contract modification coordination with the two lowest bidding contractors to proceed with a partial or full scope of work on the project.

Discussion ensued regarding the work at Foxtail Pond and the unpleasant odor and mosquitoes. It was noted the reason why the pond does not drain adequately is still unclear. Level Engineering will investigate the outlet structure. Level Engineering plans to implement mitigation measures in the meantime.

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

Mr. Fieman discussed all the locations that the District wants to include in this project. Maverick Electric will conduct a site visit with Level Engineering to review how the power is connected, determine which locations need connections, and begin working on proposals for the Board's review at a future meeting.

**[THE BOARD ALLOWED THE FINANCING TRANSACTION TO BE MOVED TO HERE TO ACCOMMODATE BUTLER SNOW/KIM CRAWFORD'S SCHEDULE ... CAN YOU PLEASE MOVE THAT LANGUAGE HERE?]**

**TownView Pool Project:**

**TownView Pool Rebuild Design:**

Mr. Fieman presented the pool replacement design options to the Board, confirming that both options fall within the projected budget. The Board discussed considerations such as the pool maintenance system, access points, and other related matters. Further conversation addressed peer review, the demolition process, and methods to prevent future failure points. Level Engineering will be responsible for construction and observation, while an independent third party will conduct a geotechnical evaluation. Additionally, modeling of the pool structure is being performed.

Mr. Fieman noted this is an early site plan that includes a zero-entry pool and addresses chemical storage compliance. Sustainability features like geothermal wells, solar panels, efficient landscaping, and astroturf are being considered to create a family-friendly atmosphere. Amenities such as slides, splash pads, firepits, and other options are still under discussion and will be ADA compliant.

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board directed Level Engineering to proceed with the second option presented.

**Pay Application No. 3 (final pay and release of retainage) from Reliant Construction related to TownView Pool Demolition Project:**

Mr. Fieman reviewed Pay Application No. 3 with the Board, confirming all consultants have received the payment. Following discussion, upon a motion duly made by Director Schult, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved Pay Application No. 3 (final pay and release of retainage) from Reliant Construction related to TownView Pool Demolition Project.

Discussion ensued regarding Tract A4 and stabilization improvements. Mr. Fieman reported that Brian Daly from Cimarron Metropolitan District, Director Smith, and Level Engineering met to discuss improvements to drainage systems. Cimarron Metropolitan District intends to perform the work involving the rerouting of drainage paths and adding curb openings as part of the slope stabilization project. They have requested the District regrade the softer portion of Independence Trail, as part of the deferred maintenance responsibilities. It was noted the City of Arvada is reviewing trail ownership and maintenance responsibilities, and legal counsel is investigating and collecting relevant evidence and documentation.

## FINANCIAL MATTERS

### **March 2026 Variance Report, Payment of Claims in the amount of \$84,970.13, Schedule of Cash Position and Property Taxes Reconciliation:**

Mr. Duran Rodriguez reviewed the March 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 Smith and, upon vote, unanimously carried, the Board accepted the March 2026 variance report, the schedule of cash position and the property taxes reconciliation, as presented, and ratified the payment of claims in the amount of \$84,970.13, as presented.

### **Lease Purchase Financing for the Pool Replacement Project:**

Attorney Vander Wall introduced Kim Crawford, Laurel Witt and Andrew Wheeler as financial consultants to present the following items related to the lease purchase financing for the pool replacement project.

### **Resolution Authorizing a Lease/Purchase Financing with NBH Bank, and Form of the Site Lease and Lease Purchase Agreement related to the same, to Finance the Construction of TownView Pool:**

Ms. Crawford and Ms. Witt explained the lease purchase structure, collateral requirements and financial parameters for the lease purchase financing. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board adopted the parameters Resolution as presented, authorizing a lease/purchase financing with NBH Bank including a maximum interest rate of 6.0%, and a lease term no later than 2046, and approved the form of the site lease and lease purchase agreement related to the same, to finance the construction of TownView pool.

### **Placement Agent Agreement:**

Andrew Wheeler reviewed the agreement with the Board. Discussion ensued regarding rates. Andrew noted the rate is anticipated to be locked April 21, 2026 and the projected closing date is on May 6, 2026. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon

vote, unanimously carried, the Board approved the Placement Agent Agreement as presented.

### **Waiver Potential Conflict of Interest with Taft Stettinius & Hollister LLP:**

Attorney Vander Wall reviewed the potential conflict of interest with Taft Stettinius & Hollister LLP regarding legal services provided to NBH Bank related to the lease financing, and legal services previously provided to the District regarding tax matters. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board acknowledged and agreed to waive the potential conflict of interest with Taft Stettinius & Hollister LLP.

## **COMMITTEE UPDATES**

### **Committees and Reports from the Same:**

#### **Landscape Committee:**

Mr. Meier provided an update to the Board on behalf of the landscape committee, noting the Arbor Day event's success and thanked CLA for its lunch sponsorship and assistance as well as all the volunteers. Discussion ensued regarding the cost of the event.

Discussion ensued regarding bench repairs and directed Goodwin to coordinate efforts. The Landscape Committee is working with EDLLC on young trees care, trimming and helping them to survive. Discussion ensued regarding an enhancement budget.

The Board requested that poison not be placed in the ground to avoid harming owls and small wildlife.

#### **Alley Lots Committee:**

It was noted that Ms. Black and EDLLC will coordinate action items from the site walk.

#### **Social/Events Committee:**

An update was not provided as the next Social/Events Committee meeting will be held on May 6, 2026. Discussion ensued regarding Candelas Fest and that it will be held at Candelas Point.

#### **Finance/Audit Committee:**

No update was provided.

#### **Sustainability Committee:**

Mr. Clem noted on behalf of the Sustainability Committee, that they are interested in participating in the Candelas Fest to promote sustainability items. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved spending an amount not to exceed \$1,000 on the Candelas Fest.

**Candidate to Sustainability Committee:**

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board appointed Kristi Harrison to the Sustainability Committee.

**COMMUNITY MANAGEMENT**

**Community Management Report:**

Ms. Torgerson presented the report to the Board.

**Proposal from Arapahoe County Security, Security Central Inc. and Turing for Security Cameras:**

Ms. Torgerson presented the proposals to the Board, providing detailed information on the proposals and cameras. Discussion ensued regarding continued vandalism and the budget available. Goodwin noted that this will be helpful with the vandalism cases.

Following review and discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, majority carried, the Board approved the Arapahoe County Security proposal for security cameras and to allocate leftover snow removal funds. Director Hoisington was opposed.

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

The Board tabled this item and requested it be revised and brought back to the next Board meeting.

**Proposal from Rocky Mountain Playground Services for Playground Equipment Inspection and Maintenance:**

Ms. Torgerson presented the proposals to the Board. Discussion ensued regarding annual inspections and repairs for playground equipment, including tunnel repairs due to vandalism, and discussed submitting costs for safety grants. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the proposal from Rocky Mountain Playground Services for playground equipment inspection and maintenance.

**Proposal from Rocky Mountain Playground Services for Playground Tunnel Repair in the amount of \$1,655.99:**

Ms. Torgerson presented the proposal to the Board. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the board approved the proposal from Rocky Mountain Playground Services for playground tunnel repair in the amount of \$1,655.99.

**Proposal from Schlosser Signs, Inc. regarding Sign Monuments in the amount of \$62,975.00:**

Ms. Torgerson presented the proposal for signs replacement to the Board. Discussion ensued regarding the available budget and warranty items. Ms. Kirilchuk with Schlosser Signs noted that natural disasters or wear and tears would be covered by a warranty but not vandalism. She noted the proposal will be valid until the end of November, and the Board has time to consider it until then. The Board discussed sign engraving into the stone as a potential option. The Board determined to table action until November.

**Proposal from Tried and True Glass for Window Replacements in the amount of \$37,200.00:**

Ms. Torgerson reviewed the proposal with the Board and noted she is meeting with a glass vendor tomorrow. Following discussion, the Board determined to table action, pending verification of the warranty status and additional proposals.

**Service Agreement with Cintas in the amount of \$150.00 per Month:**

Ms. Black presented the service agreement 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 Service Agreement with Cintas in the amount of \$150.00 per month, subject to confirmation services are not otherwise being duplicated.

**Covenant Enforcement and Design Review Report:**

Ms. Torgerson provided an update for the Board. Ms. Torgerson noted water restrictions and violation interpretations will be provided once clarification is received from the City of Arvada. Ms. Torgerson noted an increase in violations and that fences are needing repair.

The Board emphasized the importance of verifying vendors' work. The Board directed Goodwin staff to follow up regarding the bike rack repair.

The Board also directed that maintenance agreements include a provision requiring vendors to notify Goodwin when work is performed onsite and completed.

**DIRECTORS' MATTERS**

**Presence of Weeds Across the Community:**

This matter was discussed under Operations and maintenance. The Board directed staff to perform six days of weed treatment and to report areas of concern to Goodwin for EDLLC to address.

**Vandalism at Cimarron Park:**

This matter was discussed under the Community Management Report.

**Significant Trail Erosion Observed on Independence Trail:**

This matter was discussed in the Engineer's Report.

**Lighting at TownView Recreation Center:**

The Board directed Goodwin to solicit a proposal for soffit lighting.

**MANAGER MATTERS****Manager Report:**

Mr. Clem reviewed the Manager Report with the Board. The Board thanked CLA for their efforts on Arbor Day.

**LEGAL MATTERS****Legal Status Report:**

Attorney Vander Wall reviewed the report with the Board.

**Amendment to Resolution regarding the Imposition of Resale Administration Fee and Design Review Fee:**

Attorney Vander Wall reviewed the amendment with the Board, to accommodate the fee changes discussed at the last Board meeting . Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board adopted the Amendment to Resolution regarding the Imposition of Resale Administration Fee and Design Review Fee, as presented.

**Special Warranty Deed for the Conveyance of Tracts W and RR, Candelas Filing No. 1, from Cimarron Metropolitan District to Vauxmont Metropolitan District (Stormwater Tracts):**

Attorney Vander Wall reviewed the Special Warranty Deed with the Board. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the Special Warranty Deed for the conveyance of Tracts W and RR, Candelas Filing No. 1, from Cimarron Metropolitan District to Vauxmont Metropolitan District (stormwater tracts).

**Update Regarding the Transition from Cimarron Metro District to Vauxmont Metro District (“CMD VMD”) and Proposal for Arvada Residential Partners Developer Reimbursement Terms:**

**EXECUTIVE SESSION (If needed, an executive session may be called for specific purposes authorized pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of consultation with legal counsel on specific legal questions related to legal advice and to develop negotiating positions regarding the conveyance of property from CMD to VMD, including Jefferson County Parcel Nos. 20-241-01-046, 20-231-02-022, and 20-242-10-054; 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.):.**

Upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board entered into executive session for the purpose of consultation with legal counsel on specific legal questions related to legal advice and to develop negotiating positions regarding the conveyance of property from CMD to VMD, pursuant to § 24-6-402(4)(b) and (e), C.R.S. at 7:30 p.m.

Upon a motion duly made, seconded and, upon vote, unanimously carried, the Board exited from Executive Session at 7:40 p.m.

**Term Sheet with Arvada Residential Partners:**

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the final rate sheet and terms with Arvada Residential Partners.

**OTHER BUSINESS**

**May 19, 2026 Regular Meeting:**

The Board directed staff to cancel the May 19, 2026 and June 16, 2026 Regular Meetings and schedule one special meeting on June 4, 2026 at 5:00 p.m., including Candelas Special Improvement District.

**ADJOURNMENT**

There being no further business to come before the Board at this time, the Board adjourned the meeting at 7:46 p.m.