

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: Thursday, June 4, 2026

TIME: 5:00 p.m.

LOCATION: Candelas Parkview Swim and Fitness Club
19865 W. 94th Avenue
Arvada, CO 80007

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
<https://teams.microsoft.com/meet/297760231714898?p=0Uyn0NnDgAvenkGJ9V>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 483 051 024#

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. 18906 W. 93rd Ave.
- B. Update on 9424 Noble Way.
- C. Jefferson County District Court Case No. 2026CV030854
 1. *If needed, an executive session may be called for the purposes of consultation with legal counsel on specific legal questions related to the*

Verified Complaint filed in Jefferson County District Court Case No. 2026CV030854, and legal advice on covenant enforcement matters regarding 18906 W. 93rd Ave. and 9424 Noble Way, pursuant to §24-6-402(4)(b), 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.

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 April 21, 2026 Regular Board Meeting (enclosure – page).
- B. Ratify approval of proposal from Environmental Designs LLC for landscape enhancement following vehicle accident in Candelas – Filings 1-4 in the amount of \$7,112.22 (enclosure – page).
- C. Ratify approval of Service Agreement for Irrigation Enhancement and/or Repairs for Filings 1-4 (Exclusive of Alley Lots Homes) with Environmental Designs LLC for 2026 irrigation start up in Candelas in the amount of \$18,045.08 (enclosure – page).
- D. Ratify approval of Change Order No. 1 to Service Agreement for Irrigation Enhancement and/or Repairs for Filings 1-4 (Exclusive of Alley Lots Homes) with Environmental Designs LLC for large backflow replacement doors in Candelas – Filings 1-4 in the amount of \$1,957.59 (enclosure – page).
- E. Ratify approval of Change Order No. 2 to Service Agreement for Landscape Maintenance for Filings 1-4 (Exclusive of Alley Lots Homes) with Environmental Designs LLC for mulch refresh in Candelas – Filings 1-4 in the amount of \$1,260.73 (enclosure – page).
- F. Ratify approval of Agreement for Services with Arapahoe County Security Center, Inc. for security cameras in the amount of \$17,358.35 (enclosure – page).
- G. Ratify approval of Services Agreement for Playground Inspection Services with Rocky Mountain Playground Services, LTD. in an amount not to exceed \$1,750.00 per year (enclosure – page).
- H. Ratify approval of Task Order No. 1 to Services Agreement for Playground Inspection Services with Rocky Mountain Playground Services, LTD. for playground tunnel repair in the amount of \$1,655.99 (enclosure – page).
- I. Ratify approval of repair of irrigation mainline leak at 9425 Kilmer Way from EDLLC in the amount not to exceed \$1,500 (enclosure – page).

- J. Ratify approval of Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (Mcyntire/94th mainline repair) in the amount of \$2,000.00 (enclosure – page).

V. OPERATIONS AND MAINTENANCE MATTERS

- A. Landscape Update.
- B. Proposals from EDI
 - 1. Enhancements
 - i. Review and consider approval of Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Enhancement (paint backflows) in the amount of \$933.52 (enclosure – page).
 - ii. Review and consider approval of Landscape Enhancement Agreement from Environmental Designs for Candelas Alley Homes, 2026 Enhancement (trees, shrubs, turf) in the amount of \$19,711.15 (enclosure – page).
 - 2. Irrigation Repairs
 - i. Review and consider approval of Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (Culebra/Hwy. 72 debris line investigation) in the amount of \$3,000.00 (enclosure – page).
 - ii. Review and consider approval of Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (Anvil St./95th Ln. mainline repair) in the amount of \$2,000.00 (enclosure – page).
 - iii. Review and consider approval of Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (backflow gasket kit installation near Joyce Way) in the amount of \$1,172.14 (enclosure – page).

VI. ENGINEERING MATTERS

- A. Engineer’s Report (enclosure – page).
 - 1. Review and consider approval of the Contract with CMH Concrete for the Candelas Stormwater Facilities Maintenance (enclosure – page).
- B. Update on TownView Pool Project:
 - 1. Review and consider approval of Amendment to the Task Order H for Design and Construction Administration Related to Demolition of TownView Pool in an amount not to exceed \$964.43 with Level Engineering, LLC (enclosure – page).

- C. Update on restoration of power to the TownView monument sign at McIntyre Street and monuments within the community.

VII. FINANCIAL MATTERS

- A. Review and consider acceptance of May 2026 Variance Report, ratify/approve Payment of Claims in the amount of \$143,932.61, March 31, 2026 Unaudited Financial Statements, Schedule of Cash Position and Property Taxes Reconciliation (enclosure – page).
- B. Update on closing on lease purchase financing for the pool replacement project.

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.
 - 4. Finance/Audit Committee.
 - 5. Sustainability Committee.

IX. COMMUNITY MANAGEMENT

- A. Community Management Report (enclosure – page).
 - 1. Review and consider approval of Annual Preventative Maintenance Proposal (Burglar, Camera, Access Control) with 303 Networks, Inc. (enclosure – page).
 - 2. Acknowledge Playground Equipment Low Frequency Inspection Results (enclosure – page).
 - 3. Review and consider approval of proposal for bench replacement (enclosure – page).
- B. Covenant Enforcement and Design Review Report (enclosure – page).

X. DIRECTORS' MATTERS

- A. Discussion regarding ParkView pool operating and weekend hours.
- B. Discuss and consider approval of free aqua aerobics class for Candelas residents (enclosure – page).
- C. Update on damaged monument sign.

- D. Update regarding electricity at Gazebos.
- E. Discussion regarding District fencing and gates.
- F. Discussion regarding Foxtail stormwater maintenance facility.
- G. Discussion regarding active vandalism in the community.

XI. MANAGER MATTERS

- A. Manager Report (enclosure – page).
- B. Discuss sending Board members to SDA conference – September 15-17, 2026 in Keystone, CO.

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

- A. Legal Status Report (enclosure – page).
- B. Update regarding the transition from Cimarron Metropolitan District to Vauxmont Metropolitan District (“CMD VMD”) and proposal for Arvada Residential Partners developer reimbursement terms.
 - 1. *If needed, an executive session may be called for the purposes of consultation with legal counsel on specific legal questions and developing negotiating positions related to financial terms and negotiations for the transition between CMD and VMD, pursuant to §24-6-402(4)(b) and (e), 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 July 21, 2026 Regular Meeting and Annual Meeting.
- B. Consider rescheduling September 15, 2026 Regular Meeting.

XIV. ADJOURNMENT

The next meeting is scheduled for July 21, 2026 at 5:00 p.m. the Candelas Parkview Swim & Fitness Club and via Microsoft Teams.