

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
VAUXMONT METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
MARCH 17, 2026

A regular meeting of the Board of Directors of the Vauxmont Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, March 17, 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, Peter Maleski 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”)  
Jay Blackburn and James Fieman; Level Engineering  
Eric VanLaren; Environmental Designs LLC  
Andrew Wheeler; D.A. Davidson  
Dale Meier, Jeb Benson, Steve Jordan, Harvey Newman, Kim Cook, Ted Smith, Ken Powell; 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 Schulte and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**COVENANT ENFORCEMENT MATTERS****CDRC Committee:****Variance Updates:**

None.

**PUBLIC COMMENT**

Ken Powell addressed the Board and expressed gratitude to Ms. Black and everything she does for the community.

Ted Smith addressed the Board regarding a dog waste issue in walking areas, excessive speeding and requested options for code enforcement. The Board responded that a prior resolution had been sent to the Arvada City Council to reduce speed limits from 30 to 25 mph and noted that speed bumps require a petition and are under city jurisdiction. Director Schulte stated he will follow up with City of Arvada officials regarding the status of the speed study.

Mr. Smith also noted excessive advertising billboards by Tri Pointe Housing.

Dale Meier addressed the Board regarding generators and requested consideration of portable generators and their potential safety issues.

**CONSENT AGENDA****Minutes from February 17, 2026 Regular Board Meeting**

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

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## OPERATIONS AND MAINTENANCE MATTERS

### **Landscape Update:**

Mr. VanLaren presented the following proposals to the Board.

#### **Proposal for Change Order from Environmental Designs for Candelas Alley Homes Backflow Lock Protectors in the amount of \$210.68:**

Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the Proposal for Change Order from Environmental Designs for Candelas Alley Homes Backflow Lock Protectors in the amount of \$210.68.

#### **Proposal for Change Order from Environmental Designs for Candelas Filings 1-4 Backflow Lock Protectors in the amount of \$382.52:**

Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the Proposal for Change Order from Environmental Designs for Candelas Filings 1-4 Backflow Lock Protectors in the amount of \$382.52.

#### **Proposal for Change Order from Environmental Designs for Candelas Filings 1-4 Arbor Day Materials in the amount of \$3,458.56:**

Following discussion, upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Proposal for Change Order from Environmental Designs for Candelas Filings 1-4 Arbor Day Materials in the amount of \$3,458.56.

#### **Proposal for Change Order from Environmental Designs for Candelas Filings 1-4 Arbor Day Hole Digging in the amount of \$2,940.00:**

Following discussion, upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Proposal for Change Order from Environmental Designs for Candelas Filings 1-4 Arbor Day Hole Digging in the amount of \$2,940.00.

Mr. VanLaren discussed Arbor Day event preparations, reported that water disconnections at two alley homes that were illegally tapping district water have been completed, and invoices will be processed. He noted police reports have been filed, and residents are encouraged to report any further unauthorized connections. Mr. VanLaren noted weekly reports to the Board will resume, irrigation activation and inspection are ongoing, and grass and winter pruning were completed.

## ENGINEERING MATTERS

### **Engineer's Report:**

Mr. Fieman presented the engineering report to the Board, noting updates on the stormwater maintenance project, TownView pool demolition and design, and Tract A4 Slope Stabilization Coordination. Discussion ensued. The Board requested consideration of lighting features. Considerations of sustainable solutions, such as geothermal system were also noted.

### **Candelas Stormwater Facilities Maintenance Project:**

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

### **Update on Restoring Power to the TownView Monument Sign at McIntyre Street:**

Mr. Fieman reported the monument lighting was originally solar, failed over time, and was intentionally removed with the City of Arvada's approval. Tri Pointe Housing did not cause or affect the lighting outage. The Board directed Level and EDLLC to collaborate on a proposal to restore or install lighting for monuments within the community for the Board's consideration at a future meeting.

### **US Army Corps of Engineers Nationwide Permit Pre-Construction Notification (PCN) form:**

Following review and discussion, the Board approved the form.

## FINANCIAL MATTERS

### **February 2026 Variance Report, Payment of Claims in the amount of \$322,890.99, December 31, 2025 Unaudited Financial Statements, Schedule of Cash Position and Property Taxes Reconciliation:**

Mr. Duran Rodriguez reviewed the February 2026 variance report, payment of claims, financial statements, the schedule of cash position, and the property taxes reconciliation with the Board. Following discussion, upon a motion duly made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board accepted the February 2026 variance report, December 31, 2025 Unaudited Financial Statements, the schedule of cash position and the property taxes reconciliation, as presented, and ratified the payment of claims in the amount of \$322,890.99, as presented.

### **D.A. Davidson Presentation Regarding Lease Financing Options of the TownView Pool:**

Mr. Wheeler presented a term sheet for the TownView pool to the Board as the underwriter for the municipal bonds. He reported NBH Bank has been the most aggressive lender for

Colorado metropolitan districts and they provided three options for the District. Discussion ensued regarding the three financial options presented.

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved option B from NBH Bank for a 10-year fixed rate lease, with a rate reset for the TownView pool 2026 lease.

Additional documentation regarding the 2026 lease will be provided to the Board at the April meeting. A delegate will be appointed and the projected closing date is May 6, 2026.

## 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 preparations for Arbor Day are underway and CLA will be sponsoring lunch. He reported on tree banding, supply tracking and upcoming enhancements.

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

No update was provided.

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

##### **Appointment of Sydney Bay and Chris Bridenbaugh to Social/Events Committee:**

Ms. Black provided information regarding two candidates for the Social/Events Committee and highly recommended both.

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board appointed Sydney Bay and Chris Bridenbaugh to the Social/Events Committee.

Discussion ensued regarding proposed events, including the Easter Egg Hunt and Candelas Fest. The Board directed Goodwin to coordinate with EDLLC to not fertilize, irrigate or perform any work in the areas while the special events are happening.

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

No update was provided.

## **Sustainability Committee:**

### **Presentation from Sustainability Committee Regarding Partners in Energy:**

Steve Jordan, a member of the Sustainability Committee, introduced himself and mentioned that there is still an open spot on the committee, encouraging others to get involved. He presented updates and proposals for 2026. The updates covered topics such as affordable solar options, home electrification, electric vehicles, and homes with reduced environmental impact. Mr. Jordan noted that there is a significant lack of awareness in the community about these available programs. He also stated that the Candelas Sustainability Committee (“CSC”) has engaged with Xcel and Partners in Energy to collaborate on an Energy Action Plan (EAP) for Candelas, sharing the main points of the plan. The aim is to better understand municipal plans and create a clear focus for community efforts. Mr. Jordan reviewed CSC proposals for 2026-2030 including a sustainability fair, solar expansion, and electric ready (240v) programs, and proposed rebate opportunities.

The Board discussed ways to engage the community. It was suggested for the CSC work with the social committee on collaboration to reach the community and increase awareness.

Discussion followed regarding non-designated funds. No action was taken.

It was noted a review is necessary for compliance with sustainability trust requirements. Given the sustainability committee proposal’s scope and financial impact, additional due diligence is required to ensure it is legally sound and defensible. General counsel will review the materials and provide feedback, with further discussion anticipated in an upcoming Board meeting. Any program approval may occur prior to funding, which would remain subject to the appropriate Board process and quarterly approval schedule.

The Board directed legal counsel to review documentation and tabled action at this time.

### **Posting of Contractor List on Website:**

The Board requested the committee to compile the criteria used by the sustainability committee to select the recommended contractors.

## **COMMUNITY MANAGEMENT**

### **Community Management Report:**

Ms. Black presented the report to the Board.

**Proposal from Fitness Gallery for Preventative Maintenance:**

Ms. Black presented the proposal to the Board. Following review and discussion, upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the proactive level of the proposal from Fitness Gallery for preventative maintenance in the amount of \$1,700 for ParkView and \$1,800 for TownView in a total amount not to exceed \$3,500 per quarter.

**Proposals from Comcast and TDS for Internet and Phone Services for Office Operations:**

Ms. Black presented the proposals to the Board. Following review and discussion, upon a motion duly made by Director Hoisington, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the proposal from TDS for internet and phone services for office operations.

**Proposals from Arapahoe County Security and Security Central Inc. for Security Cameras:**

Ms. Torgerson presented the proposals to the Board. The Board will evaluate the proposals and contact Goodwin with further questions. The Board tabled action until the next Board meeting.

**Salvation Army Donation Drive Request:**

Following discussion, upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Salvation Army Donation Drive Request.

**Pool Facility Use Agreement with North Jeffco Swim Team for 2026 Swim Lessons:**

Ms. Torgerson and Attorney Vander Wall presented the agreement to the Board. Following discussion, upon a motion duly made by Director Hoisington, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Pool Facility Use Agreement with North Jeffco Swim Team for 2026 Swim Lessons.

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

The Board tabled this matter until the April Board meeting.

Discussion ensued regarding the monument damage update and police report. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved proceeding with the monument sign repairs in an amount not to exceed \$700.00 and directed staff to charge the amount to the

responsible homeowner's account. Goodwin will follow up with Schlosser Signs and McCarrick about the sign repairs.

Ms. Black reported that Republic has agreed to provide the District with five months of credit related to complaints related to failure to pick up trash.

Ms. Black provided an update for the Board on the community garden plot rentals. The Board approved a 30-day reservation period for residents to secure a plot.

The Board discussed the purchase of a new printer. Goodwin will research prices for printers/scanners from retailers for use after April 30, 2025. No action was taken.

### **Covenant Enforcement and Design Review Report:**

#### **Resolution Amending Design Guidelines Regarding Generator Installation with City of Arvada Requirements:**

Attorney Vander Wall presented the proposed resolution to the Board, noting it includes the modification that generator installation must comply with City of Arvada requirements. Following discussion, upon a motion duly made by Director Smith, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board adopted the Resolution Amending Design Guidelines regarding generator installation in compliance with City of Arvada requirements.

### **DIRECTORS' MATTERS**

#### **Improving Wildfire Preparedness for Common Areas:**

The Board discussed steps the community might take to improve wildfire preparedness in shared spaces. Mr. Meier referenced the Arvada Fire Department's presentation on February 28, 2026 where the lieutenant said the community is doing well in that there are no major issues with large trees, and low grass is not a significant problem.

#### **Staffing at Clubhouse:**

Ms. Black and Ms. Torgerson discussed staffing with the Board.

#### **Board Approval for All Matters Exceeding \$800:**

The Board discussed an emergency regarding the garbage disposal and Goodwin's executive decision to replace it.

#### **Real Estate Transfer Fees:**

Ms. Torgerson discussed the administrative fees with the Board.

### **Reduction of Fees Related to Design Review Requests:**

The Board discussed reducing fees related to design review requests. Following discussion, upon a motion duly made by Director Smith, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved lowering the fee for design review requests to \$45.00 for prior work and setting the fee at \$150.00 if the design review request is submitted during or after the work is performed.

Discussion ensued regarding the acceptance of clover within the community and xeriscaping practices.

### **MANAGER MATTERS**

#### **Manager Report:**

Mr. Clem reviewed the Manager Report with the Board. No action was taken.

### **LEGAL MATTERS**

#### **Legal Status Report:**

Attorney Vander Wall provided updates for the Board regarding legislative matters, monument damage restitution, transition planning between Cimarron and Vauxmont Districts, and requirements for approving sustainability program funding. The Board agreed to further review and coordinate with legal advisors.

#### **Updated 2026 Application and Agreement for Private Rental of Facilities and Amenities:**

Attorney Vander Wall completed her review of the updated agreement and incorporated the necessary modifications. The Board requested that the following sentence be bolded: “The pools may not be reserved. Rental of facilities at either clubhouse does not include use of the pools”. Following discussion, upon a motion duly made by Director Smith, seconded by Director Schulte and, upon vote, unanimously carried, the Board approved the updated 2026 Application and Agreement for Private Rental of Facilities and Amenities, as presented.

#### **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 Smith 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 8:11 p.m.

Upon a motion duly made by Director Rehberg, seconded by Director Smith and, upon vote, unanimously carried, the Board exited from Executive Session at 8:30 p.m.

No action was taken outside of the Executive Session.

**OTHER BUSINESS**

**April 21, 2026 Regular Meeting:**

A quorum was confirmed for the April 21, 2026 Regular Meeting.

**ADJOURNMENT**

There being no further business to come before the Board at this time, the Board adjourned the meeting at 8:32 p.m.