

**NOTICE OF A REGULAR MEETING AND AGENDA
VILLAS METROPOLITAN DISTRICT**

TUESDAY, AUGUST 18, 2026

5:30 PM

[HTTPS://WWW.VILLASMETRODISTRICT.ORG/](https://www.villasmetrodistrict.org/)

Join Zoom Meeting

<https://us06web.zoom.us/j/82735368312?pwd=GKmRXBVLgrpJoe5jx5OdsTCNrPx45N.1>

Meeting ID: 827 3536 8312

Passcode: 265955

1-720-707-2699

Brown Moore, President	Term to 2029
Terry Fraser, Treasurer	Term to 2029
David Cage, Assistant Treasurer	Term to 2027
Tamara Henkels, Secretary	Term to 2027
Vacant	Term to 2029

1. ADMINISTRATIVE MATTERS:
 - a. Call to Order/Declaration of Quorum
 - b. Director Conflict of Interest Disclosures
 - c. Approval of Agenda
 - d. Excusal of Absences, if any
2. PUBLIC COMMENT – Members of the public may express their views to the Board on matters that effect the District. Comments may be limited to three (3) minutes per person at the discretion of the Board.
3. FINANCIAL MATTERS:
 - a. Review and Consider Acceptance of July Financial Statement (**enclosure**)
 - b. Review of Audit by Hannah Shelter at Haynie CPAs and Consider Acceptance of 2025 Audit (**to be distributed**)
4. LANDSCAPE MATTERS:
 - a. Discuss Landscaping Report from Environmental Designs, LLC (“EDI”), if available
 - b. Consider Approval of Proposal from EDI for Summer Turf Replacement (**enclosure**)
 - c. Consider Approval of Proposals from EDI for Landscaping and Snow Removal Services Effective November 1, 2026 (**enclosure**)
 - d. Review and Consider EDI 2026 Fall Turf Services (**enclosure**)
5. MANAGEMENT MATTERS
 - a. Management Report (**enclosure**)
 - b. Consider Appointments to the ARC Committee
 - c. Discuss Vacant Board Position
 - d. Review Draft Survey – Artificial Turf in Front Yards (**enclosure**)

- e. Review Updated Reserve Study **(to be distributed)**
- 6. COVENANT ENFORCEMENT AND COLLECTION MATTERS
 - a. Discuss Covenant Enforcement Violations **(to be distributed)**
 - b. Discuss Status of Collection Matters **(to be distributed)**
- 7. LEGAL MATTERS:
 - a. Update on Phase 1 Fencing with Pillars – Ownership and Maintenance Discussion and Meeting with Lincoln Creek Metropolitan District
 - b. Discuss and Consider for Approval Amended and Restated Residential Improvement Guidelines and Site Restrictions **(distributed under separate cover)**
- 8. CONSENT AGENDA – The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the contest agenda to the special agenda by any Board member. Items on the contest agenda are then voted on by a single motion, seconded and voted by the Board.
 - a. Approval of July 21, 2026 Minutes **(enclosure)**
 - b. Ratify Approval of Sixth Addendum to Independent Contractor Agreement EDI– Dead Tree Removal **(enclosure)**
 - c. Ratify Approval of Independent Contractor Agreement Dog Waste Depot - Dog Waste Stations **(enclosure)**
 - d. Acceptance of 2025 Audit Extension Application
- 9. OTHER MATTERS – Other Business – Next Regular Meeting October 20, 2026
- 10. ADJOURNMENT