NOTICE OF A REGULAR MEETING AND AGENDA
VILLAS METROPOLITAN DISTRICT
TUESDAY, DECEMBER 1, 2026
5:30 PM
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 2027
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

e. Discuss Vacant Position

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 October Financial Statement(s) (**enclosure**)

b. Consider Approval of 2026 Auditor Engagement Letter (**enclosure**)

C. Conduct Public Hearing on 2026 Budget Amendment, if necessary, and Consider Adoption of Resolution Amending the 2026 Budget (**to be distributed, if necessary**)

D. Public Hearing on 2027 Budget; Consider Adoption of Resolution Adopting 2027 Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2027 Calendar Year Open Hearing

a. Open Floor for Comments from Community for 2027 Budget

b. Close Hearing

c. Consider Adoption of Resolution Adopting 2027 Budget, Appropriating Sums of Money and Certifying Mill Levies for 2027 Calendar Year (**enclosure**)

c. Review Draft Policies Relating to Restricted Debt Service Fund, Capital Reserve Fund and Cash Management Policies (**enclosure**)

4. LANDSCAPE MATTERS:

a. Discuss Landscaping Report from Environmental Designs, LLC ("EDI"), if available

5. MANAGEMENT MATTERS:

a. Review Management Report (**enclosure**)

b. Discuss Bulletin Location

c. Discuss Property Inspection and Review Property Insurance Schedule and Consider Binding Coverage (**enclosure**)

d. Consider Approval from Fence Consulting Services Inc. for Fence Replacement in Phase 1 (**enclosure**)

e. Consider Approval from Fence Consulting Services Inc. for Fence Replacement in Phase 2 (**enclosure**)

f. Review and Consider CAMCO Proposal for Drainage Swale on Barrentine Loop (**enclosure**)

g. Discuss Artificial Turf Survey Results (**enclosure**)

h. Discuss 2027 Working Sessions

6. COVENANT ENFORCEMENT AND COLLECTION MATTERS

a. Discuss Covenant Enforcement Violations (**to be distributed**)

b. Discuss Delinquent Fees (**to be distributed**)

c. Consider Approval of Variance for Account 40396 & 40412 Relating to Artificial Turf

7. LEGAL MATTERS:

a. Provide Update on Phase 1 Fencing with Pillars and Response from Lincoln Creek Metropolitan District

b. Discuss May 4, 2027 Election Process

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 Minutes from October 20, 2026 Special Meeting (**enclosure**)

b. Ratification of Independent Contractor Agreement with EDI for 2026-27 Snow Removal & 2027 Landscape Maintenance Services (**enclosure**)

c. Ratification of Work Order Nos. 1, 2 & 3 to Independent Contractor Agreement with EDI for Winter Watering (Work Order No. 1) Fall Turf Services (Work Order No. 2) and Backflow Wrap Services (Work Order No. 3) (**enclosures**)

9. OTHER MATTERS

10. ADJOURNMENT