

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

TUESDAY, JULY 21, 2026

5:30 PM

Join Zoom Meeting

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

Meeting ID: 827 3536 8312

Passcode: 265955

Call in: 720-707-2699

<https://www.villasmetrodistrict.org/>

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 March, April, May and June Financial Statement (**enclosure**)
- b. Review of Audit by Hannah Shelter at Haynie CPAs and Consider Acceptance of 2025 Audit (**enclosure**)
- c. Review of 2026 Reserve Study (**previously distributed**)
- d. Discuss Date and Time for Budget Workshop

4. LANDSCAPE MATTERS:

- a. Discuss Landscaping Report from Environmental Designs, LLC (“EDI”), if available
- b. Consider Approval of Proposal from EDI for dead tree removal (**enclosure**)
- c. Discussions on Xeriscaping, Artificial Turf and Front Yard Trees

- HB24-1267 – Pre-approved plans (**enclosure**)
 - Owner’s Appeal Request Artificial Turf (**enclosure**)
 - d. Owner Request for Repair / Reimbursement – Irrigation (**enclosure**)
 - e. Discussion on Concrete Pans / Drain Pan
5. MANAGEMENT MATTERS
- a. Consider Approval of Pet Waste Stations Proposals (**enclosure**)
 - b. Consider Approval of Bulletin Board Proposals (**enclosure**)
 - c. Management Report – Transition Process Update – Manager Assignment
 - d. Consider Appointments to the ARC Committee
 - e. Update on Status of Phase 1 – Section 1 Fencing
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. Discuss Remaining Vacant Board Position
 - b. Discuss 2026 Legislative Session
 - c. Discuss May 2027 Director Election
 - d. Discuss Status of Phase 1 Fencing with Pillars – Ownership and Maintenance Discussion and Response from Lincoln Creek Metropolitan District, if any (**enclosure**)
 - e. Discuss and Consider Approval of Amended and Restated Residential Improvement Guidelines and Site Restrictions (**enclosure**)
 - f. Confirm 2026 Annual Meeting Date and Time – December 1, 2026 at 5 pm
 - g. Discuss Suggested 2027 Meeting Dates
 - March 1, 2027
 - July 12, 2027
 - October 4, 2027
 - November 1, 2027 (regular meeting and annual meeting)
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 May 19, 2026 Minutes (**enclosure**)

- b. Ratify Approval of Fifth Addendum to Independent Contractor Approval with EDI for Drip Line Irrigation (**enclosure**)
- 9. OTHER MATTERS – Other Business – Next Regular Meeting August 18, 2026
- 10. ADJOURNMENT