

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

TUESDAY, APRIL 21, 2026

5:30 PM

Join Zoom Meeting

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

Meeting ID: 827 3536 8312

Passcode: 265955

<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

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 Financial Statement (**enclosure**)
- b. Discuss Status of 2025 Audit and Presentation of Audit at the July 21, 2026 Meeting
- c. Conduct Public Hearing on 2025 Budget Amendment
 - i. Consider Adoption of Resolution Amending the 2025 Budget (**enclosure**)

4. LANDSCAPE MATTERS:

- a. Discuss Landscaping Report from Environmental Designs, LLC (“EDI”), if available
- b. Discuss Watering Restrictions
- c. Consider Approval of Proposal from EDI for Revive Turf & Soil Treatment (**enclosure**)
- d. Discuss Obtaining Updated Xeriscaping and Reseeding Proposals from EDI

5. MANAGEMENT MATTERS
 - a. Consider Proposals for Trash and Recycling and Discuss Status of Current Independent Contractor Agreement with Republic Services, Inc. (Term ends June 30, 2026 Notice Provision Requirements) (**enclosure**)
 - b. Discuss Status of Reserve Study – Anticipated Completion Date May 4, 2026
 - c. Consider Approval of Pet Waste Stations Proposal
 - d. Consider Approval of Post Proposal
 - e. Consider Approving Director Attendance at the 2026 SDA Conference in Keystone September 15th – 17th
 - f. Consider Approval of Boundary Map Proposal from The Connection Group (**enclosure**)
 - g. Discuss Striping Project by Everline Coatings
 - h. Consider Appointments to the ARC Committee
 - i. Discuss Spring Community Inspection with EDI on April 17, 2026
6. COVENANT ENFORCEMENT AND COLLECTION MATTERS
 - a. Discuss Covenant Enforcement Violations (**to be distributed, if any**)
 - b. Discuss Status of Collection Matters (**to be distributed, if any**)
7. LEGAL MATTERS:
 - a. Discuss Remaining Vacant Board Position
 - b. Consider Approval of Amended and Restated Resolution Meeting Notice Posting Location (**enclosure**)
 - c. Discuss Adoption of a Procurement Policy
 - d. Discuss Fencing in Phase 1 and Phase 2
 - e. Discuss Amending and Restating the Residential Improvement Guidelines and Site Restrictions
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 April 8, 2026 Special Minutes (**enclosure**)
9. OTHER MATTERS – Other Business – Next Regular Meeting May 19, 2026
10. ADJOURNMENT