

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

TUESDAY, OCTOBER 20, 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

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 August-September Financial Statement(s) (**enclosure**)
- b. Discuss 2027 Budget Workshop
- c. Consider Approval of 2026 Auditor Engagement Letter, if available
- d. 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
- b. Review and Consider EDI Winter Watering Proposal (**enclosure**)
- c. Review and Consider EDI 2026 Fall Turf Services (**enclosure**)
- d. Review and Consider EDI 2026 Backflow Wrap Proposal (**enclosure**)
- e. Review and Consider EDI Pine Tree Removal Proposal (**enclosure**)
- f. Discuss 2026-2027 Snow Triggers
- g. Discuss Status of Independent Contractor Agreement with EDI for Landscaping and Snow Removal Services (**enclosure**)

5. MANAGEMENT MATTERS

- a. Review Management Report (**enclosure**)
- b. Review and Consider Approval of Bulletin Board Option (**enclosure,**)
- c. Review Reserve Study (**enclosure**)
- d. Discuss Property Inspection and Review Property Insurance Schedule and Consider Binding Coverage (**enclosure**)
- e. Consider Approval from SWAP for 2027 Detention Pond Inspections (**enclosure**)
- f. Consider Approval from Fence Consulting Services Inc. for Fence Replacement in Phase 1 (**enclosure**)
- g. Discuss Holding Working Sessions for 2027

6. COVENANT ENFORCEMENT AND COLLECTION MATTERS

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

7. LEGAL MATTERS:

- a. Consider Approval of 2027 Annual Administrative Resolution (**enclosure**)
- b. Consider Approval of Resolution Calling May 4, 2027 Director Only Election and Ratifying All Prior Actions (**enclosure**)
- c. Consider Approval of Amended and Restated Public Records Request Policy (**enclosure**)
- d. Consider Approval of WBA, PC Engagement Letter (**to be distributed**)
- e. Consider Approval of Notice to Electors Pursuant to Section 32-1-809, C.R.S. (**enclosure**)
- f. Review Updated Maintenance Map (**enclosure**)
- g. Update on Phase 1 Fencing with Pillars and Associated Landscaping

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 Supplement to 2025 Annual Report (**enclosure**)
- b. Approval of Minutes from September 28, 2026 Special Meeting (**enclosure**)
- c. Approval of August 18, 2026 Minutes (**enclosure**)
- d. Ratification of Broker Assignment Form Regarding Property and Liability Insurance Matters (**to be distributed**)
- e. Approval of Renewal of Membership in the Special District Association of Colorado

OTHER MATTERS – Other Business – Next Regular Meeting and Annual Meeting December 1, 2026

9. ADJOURNMENT