

# WESTOWN METROPOLITAN DISTRICT

650 Glen Creighton Dr. #160

Dacono, CO 80514

Tel: 720-827-2683

<http://Westownmd.Colorado.gov/>

## REGULAR MEETING AGENDA AND NOTICE

Board of Directors	Office	Term Expires
Cindy Baldwin	President	May, 2027
Kevin Medina		May, 2027
Pamela ("Pam") Benigno		May, 2027
Serge ("Serg") Pshichenko		May, 2029
Breann Bellio		May, 2029
Lisa A. Jacoby	Secretary	Non-elected

**DATE:** Wednesday, May 21, 2025

**TIME:** 6:00 p.m.

**LOCATION** Via Zoom

**You can attend the meeting in any of the following ways:**

1. Join Zoom Meeting  
<https://us06web.zoom.us/j/87839076458?pwd=VL6orCwzGrgP5G7r9vsH5ZkGeWZfBJ.1>

Meeting ID: 878 3907 6458

Passcode: 854768

2. **To attend via telephone, dial 1-346-248-7799 and enter the following additional information:**

Meeting ID: 878 3907 6458

Passcode: 854768

### **I. ADMINISTRATIVE MATTERS**

- A. Confirm quorum. Present disclosures of potential conflicts of interest.
- B. Confirm the location of the meeting, posting of the meeting notice. Approve Agenda.

- C. Discuss the outcome of the May 6, 2025 Election (enclosure).
  - 1. Consider appointment of officers.
    - President
    - Secretary
    - Treasurer
    - Assistant Secretary
    - Assistant Secretary
- D. Discuss and consider migration of website from SIPA to WordPress site hosted by GoDaddy platform.
- E. General Public Comment, to be conducted pursuant to Public Comment Policies. Comments will be limited to three (3) minutes per person.

## II. CONSENT AGENDA

**These routine items will be approved or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.**

- A. Approve Minutes from the February 19, 2025 Regular Board Meeting (enclosure).
- B. Ratify Resolution 2025-02-01; Resolution Adopting Second Amended Parking Rules (enclosure).
- C. Ratify approval of High Plains Landscape and Water Systems Change Order No. 7 for overall Rock Refresh, in the amount of \$7,495.00 (enclosure).
- D. Ratify approval of High Plains Landscape and Water Systems Change Order No. 8 for Condo Landscape and Rock, in the amount of \$8,459.54 (enclosure).
- E. Ratify approval of High Plains Landscape and Water Systems Change Order No. 9 for 2025 Trees & Shrub replacements and Stump Grinding, in the amount of \$3,900.00 (enclosure).
- F. Ratify approval of High Plains landscape and Water System Change Order No. 10 for additional rock for Rock Refresh Project, in the amount of \$3,800.00 (enclosure).

### **III. LEGAL MATTERS**

- A. Ratify approval of letter of Demand to Restore Property Damage caused by Comcast (enclosure). Provide update on status.
- B. Discuss amendment of loan agreement.
- C. Adjourn to Executive Session to receive legal advice pursuant to Section 24-6-402(4)(b), C.R.S., regarding damage to district property and covenant enforcement matters, and director items (if necessary).

### **IV. FINANCIAL MATTERS**

- A. Review and consider ratification and/or approval of payment of claims (enclosure).
- B. Review and consider acceptance of Unaudited Financial Statements for the period ending March 31, 2025 (enclosure).

### **V. COMMUNITY MANAGEMENT / COVENANT ENFORCEMENT MATTERS**

- A. Review Community Manager Report (enclosure).
  - 1. Discuss Covenant Violation matters, including the status of Delinquent Accounts referred to Covenant Enforcement Counsel.
  - 2. Discuss landscape matters.
    - a. Discuss and consider approval of High Plains Landscape and Water Systems Change Order No. 11 for additional rock refresh in the amount of \$3,695.00 (enclosure).
- B. Discuss pool opening and other pool matters.
  - 1. Discuss and consider repairs or upgrades to the locked pool and cabana door.
  - 2. Discuss use of Safety Grant funds for this year.
- C. Discuss and consider approval of Mountainside Striping parking lot spacing/stripping bid in the amount of \$2,150.00 [not budgeted for in 2025] (enclosure).
- D. Discuss and consider authorizing staff to seek engagement or proposals for either:
  - 1. Engineer to inspect cracks in the asphalt throughout the community.
  - 2. Contractor to perform crack sealing.

### **VI. DIRECTOR ITEMS**

- A. Discuss social gathering of the Board of Directors.

**VII. ADJOURNMENT**

**THE NEXT REGULARLY SCHEDULED BOARD MEETING IS AUGUST 20, 2025.**