

WESTOWN METROPOLITAN DISTRICT

5775 DTC Blvd Suite S400
Greenwood Village, CO 80111
303-482-2213

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

REGULAR MEETING AGENDA AND NOTICE

Board of Directors	Office	Term Expires
Cindy Baldwin	President	May, 2027
Kevin Medina	Treasurer	May, 2027
Pamela (“Pam”) Benigno	Assistant Secretary	May, 2027
Serge (“Serg”) Pshichenko	Assistant Secretary	May, 2029
Breann Bellio	Assistant Treasurer	May, 2029
Brittney Palan	Secretary	Non-elected
Danielle (“Dani”) Kaiser	Legal Counsel	

DATE: **Monday, October 12, 2026**

TIME: 6:00 p.m.

LOCATION/ACCESS: **VIA ZOOM**

Join Zoom Meeting

<https://advancehoa.zoom.us/j/86896078397>

Meeting ID: 868 9607 8397

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

Meeting ID: 868 9607 8397

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum. Present disclosures of potential conflicts of interest.
- B. Confirm location of meeting and posting of meeting notice. Approve agenda.
- C. Discuss and determine slate of Board officer designations.
- D. Discuss and Consider 2027 Management Agreement and Exhibit B Fee Schedule.

II. FINANCIAL MATTERS

- A. Review and consider ratification and/or approval of 2027 Budget Draft (enclosure).
 1. Discuss assessment revenue allocations and trash service budget assumptions.

III. CONSENT AGENDA

- A. Approve Minutes from August 19, 2026 Regular Board meeting (enclosure).

IV. GENERAL PUBLIC COMMENT

Public comment is for non-agenda items and is limited to three (3) minutes per person.

V. COMMUNITY MANAGEMENT / COVENANT ENFORCEMENT MATTERS / ARCHITECTURAL REVIEW COMMITTEE (ARC) MATTERS

- A. Review Community Manager Report (enclosure).
 - 1. Discuss covenant violation matters, including the status of delinquent accounts referred to Covenant Enforcement Counsel (enclosure).
 - i. Discuss Board participation in identifying and reporting potential covenant violations.
- B. Discuss landscape and snow removal matters.
 - 1. Discuss and consider approval of 2026/2027 Landscaping and Snow Removal Proposals (enclosures).
 - 2. Discuss detention pond cleaning matters (enclosures).
- C. Discuss pool closing and other pool matters.
 - 1. Discuss pool resurfacing proposals: Havana Construction and Neptune Pools (enclosures).
 - 2. Discuss 2027 Pools Maintenance Contract from Foothills Facilities Maintenance, LLC. (enclosure)
 - 3. Discuss Light Pole LED Retrofit Proposal from Foothills Facilities Maintenance, LLC. (enclosure)
- D. Discuss general district improvements.
 - 1. Discuss District-wide concrete work to begin 10/15/2026.

VI. LEGAL MATTERS

- A. Discuss Cost Sharing Agreement with Westtown Condominium Association, Inc.
- B. Executive Session, if necessary, pursuant to § 24-6-402(4), C.R.S., for the following purposes
 - 1. Pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice regarding the Cost Sharing Agreement, and pursuant to § 24-6-402(4)(e), C.R.S., for determining positions relative to matters that

may be subject to negotiations, developing strategy for negotiations, and instructing negotiators; and

2. Pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice regarding current Architectural Review Committee violations and committee membership.

VII. DIRECTOR ITEMS

VIII. ADJOURNMENT

THE NEXT REGULARLY SCHEDULED BOARD MEETING IS NOVEMBER 18, 2026.