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
Brittny Palan	Secretary	Non-elected
Danielle ("Dani") Kaiser	Legal Counsel	

DATE: **Wednesday, November 18, 2026**

TIME: 6:00 p.m.

LOCATION/ACCESS: **VIA ZOOM**

Join Zoom Meeting
https://advancehoa.zoom.us/j/81001082380

Meeting ID: 810 0108 2380

To attend via telephone, dial-1 719 359 4580 and enter the following additional information:

Meeting ID: 810 0108 2380

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 2027 meeting schedule and set annual meeting date.

1. [Suggested meetings are: February __, April __, June__, August __, October __, 2027]

D. Discuss and consider approval of Renewal of General Liability Schedule and Limits, and consider approval and authorization to bind coverage, renewal of Special District Association of Colorado membership, and payment of agency fees.

E. Consider Approval of Resolution Adopting the Colorado Special District Records Retention Schedule, Appointing an Official Custodian, and Adopting Policies and Fee Schedule for the Handling of Records Requests Under the Colorado Open Records Act ("CORA") (enclosure).

II. CONSENT AGENDA

A. Ratification of approval of Change Order #1 to Tarin Construction, Inc. Concrete Proposal #5146 in the amount of $1,812.00 (enclosure).

B. Ratification of approval of Tarin Construction, Inc. Truck Accident Curb Replacement Proposal in the amount of $790.00 (enclosure).

III. FINANCIAL MATTERS

A. Review and consider ratification and/or approval of payment of claims for the period ending September 30, 2026, in the amount of $157,218.63 (enclosure).

B. Review and consider acceptance of the August 2026 Unaudited Financial Statements (enclosure).

C. Review and consider acceptance of the September 2026 Unaudited Financial Statements (enclosure).

D. Conduct Public Hearing to consider Amendment to 2027 Budget and appropriate expenditures (if necessary).

E. Conduct Public Hearing on the proposed 2027 Budget

1. Consider Approval of Resolution Adopting 2027 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2027 (enclosure).

IV. GENERAL PUBLIC COMMENT

Public comment is for agenda and 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).

B. Discuss and consider of accounting services proposal from Advance Metro District Services (enclosure).

C. Discuss landscape and snow removal matters.

1. Discuss and consider approval of 2027 Landscaping Proposals (enclosures).

2. Discuss detention pond cleaning matters (enclosures).

3. Discuss structural pruning proposals from: Environmental Designs LLC and Preservation Tree Care (enclosures).

4. Discuss Winter Watering Proposal from Environmental Designs LLC (enclosure).

D. Discuss pool closing and other pool matters.

1. Discuss Light Pole LED Retrofit Proposal from Foothills Facilities Maintenance, LLC. (enclosure).

E. Discuss general district improvements.

1. Update regarding insurance claim filed for District property damage resulting from vehicle accident (enclosures).

VI. LEGAL MATTERS

A. Discuss Cost Sharing Agreement with Westown Condominium Association, Inc.

B. Discuss use of and procedure straw poll.

C. Consider Approval of Resolution Calling the 2027 Board Election (enclosure).

D. Consider approval of 2027 Administrative Matters Resolution (enclosure).

VII. DIRECTOR ITEMS

VIII. ADJOURNMENT

THERE ARE NO FURTHER REGULAR BOARD MEETINGS SCHEDULED FOR 2026.