

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
Brittany Palan	Secretary	Non-elected
Danielle (“Dani”) Kaiser	Legal Counsel	

DATE: **Wednesday, August 19, 2026**

TIME: 6:00 p.m.

LOCATION/ACCESS: **VIA ZOOM**

Join Zoom Meeting

<https://advancehoa.zoom.us/j/85986364503>

Meeting ID: 859 8636 4503

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

Meeting ID: 859 8636 4503

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.

II. CONSENT AGENDA

- A. Approve Minutes from the May 20, 2026 Regular Board Meeting (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider ratification and/or approval of payment of claims (enclosure).
- B. Review and consider ratification and/or approval of 2025 Audit Engagement (enclosure).

IV. LEGAL MATTERS

- A. Discussion regarding townhome exterior painting project discussion, including current status, enforcement, recommendations, and anticipated timeline.
- B. Review and consider ratification or approval of the District's Architectural Review Committee (ARC) volunteer recruitment and appointment process, including the solicitation of qualified property owners to serve on the ARC and the review of submitted volunteer applications.

V. GENERAL PUBLIC COMMENT

General Public Comment is the time during the meeting when the Board hears from the public on any District-related matter that is not a Matter Set for Public Hearing or a Matter of Public Interest (as determined by the Board in its discretion).

VI. 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 (enclosure).
- B. Discuss landscape and snow removal matters.
 - 1. Ratify approval of **Task Order No. 14** (EDLLC Proposal #J202438138801) to Landscape Maintenance Agreement for Landscape Maintenance between the District and EDLLC (d/b/a High Plains Landscaping and Water Systems, Sabell's Snow and Lawn Service and Monarch Tree Services a Monarch Landscape Company) **for Revive Application to help with soil moisture and dog damage to turf in the amount of \$1,158.61.00** (enclosure).
 - 2. Ratify approval of **Task Order No. 15** (EDLLC Proposal #J202438139158) to Landscape Maintenance Agreement for Landscape Maintenance between the District and EDLLC (d/b/a High Plains Landscaping and Water Systems, Sabell's Snow and Lawn Service and Monarch Tree Services a Monarch Landscape Company) **for 2026 Japanese Beetle Treatment, in the amount of \$595.00** (enclosure).

3. Ratify approval of **Task Order No. 16** (EDLLC Proposal #J202438138863) to Landscape Maintenance Agreement for Landscape Maintenance between the District and EDLLC (d/b/a High Plains Landscaping and Water Systems, Sabell's Snow and Lawn Service and Monarch Tree Services a Monarch Landscape Company) **for Irrigation Repairs, in the amount of \$853.82** (enclosure).
 4. Discuss and consider approval of 2026/2027 Landscaping and Snow Removal RFP for distribution (enclosure).
 5. Discuss detention pond cleaning matters (enclosures).
 6. Discuss structural pruning matters. (enclosure)
 7. Discuss winter tree maintenance for new plantings.
- C. Discuss pool opening and other pool matters.
1. Discuss future security enhancements.
 2. Discuss pool resurfacing proposal: Havana Construction (enclosure).
 3. Discuss Barco table concerns.
- D. Discuss general district improvements.
1. Discuss concrete assessment walkthrough (enclosures).
 2. Discuss and consider roll-off dumpster.

VII. DIRECTOR ITEMS

VIII. ADJOURNMENT

THE NEXT REGULARLY SCHEDULED BOARD MEETING IS TO BE DETERMINED