

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/Next Elections
Cindy Baldwin	President	2027 / May 2027
William (“Bill”) Whitney	Treasurer	2027 / May 2025
Pamela (“Pam”) Benigno	Assistant Secretary	2027 / May 2025
Serge (“Serg”) Pshichenko	Assistant Secretary	2025 / May 2025
Breann Bellio	Assistant Secretary	2025 / May 2025
Lisa A. Jacoby	Secretary	Non-elected

DATE: Wednesday, February 19, 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. Approve the agenda, designate 24-hour posting location, confirm the location of the meeting, and posting of the meeting notice.
- C. 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 November 20, 2024, Annual Board Meeting (enclosure).
- B. Approve Minutes from the November 20, 2024, Regular Board Meeting (enclosure).
- C. Ratify approval of Foothill Facilities Maintenance Change Order, not to exceed \$2,000, for the repair of the streetlight at the west end of Building 15540.

III. LEGAL MATTERS

- A. Discuss Parking Rules & Regulations, Paragraph G.3 Parking in Excess of Forty-Eight (48) Hours.
 - 1. Matter of Public Interest - public comment for this item only.
- B. Discuss Notice of Claim received from a condominium resident.
- C. Discuss covenant enforcement matters related to painting.
- D. Adjourn to Executive Session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice (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 December 31, 2024 (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.
- B. Discuss landscape and snow removal matters:
 - 1. Discuss High Plains Landscape & Water Systems, LLC (“HPL”) estimate options for the condo landscape improvement between Buildings 15345 & 15295. Consider authorizing necessary actions related thereto.

- a. Matter of Public Interest - public comment for this item only.
- 2. Discuss and consider approval of High Plains Landscape & Water Systems, LLC (“HPL”) estimate for 2025 tree replacement, at a cost of \$9,650.00.
- 3. Discuss and consider approval of High Plains Landscape & Water Systems, LLC (“HPL”) estimate for solar light installation on sidewalk by 15369 W 64th Drive, Unit B, at a cost of \$435.00.
- 4. Discuss and consider approval of High Plains Landscape & Water Systems, LLC (“HPL”) estimate for 2025 rock replacement, at a cost of \$9,982.13.
- C. Discuss pool opening and other pool matters.
- D. Consider approval of document remediation by Allyant, at a cost of \$977.10.
- E. Wind and Hail buyback discussion with Highstreet Insurance adjuster. Consider authorizing necessary actions related thereto.

VI. DIRECTOR ITEMS

- A. Discuss holding 2025 in-person board meeting(s).
- B. Director Comments.

VII. ADJOURNMENT

THE NEXT REGULARLY SCHEDULED BOARD MEETING IS MAY 21, 2025.