

# WESTOWN METROPOLITAN DISTRICT

3600 S. Yosemite, #400

Denver, CO 80237

303-482-2213

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

## **REGULAR MEETING AGENDA AND NOTICE**

<b>Board of Directors</b>	<b>Office</b>	<b>Term Expires</b>
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

**DATE:** **Wednesday, May 20, 2026**

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

**LOCATION/ACCESS:** **VIA ZOOM**

Join Zoom Meeting

<https://advancehoa.zoom.us/j/86410821297>

Meeting ID: 864 1082 1297

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

Meeting ID: 864 1082 1297

### **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 March 4, 2026 Special Board Meeting (enclosure).
- B. Approve Minutes from the March 18, 2026 Special Board Meeting (enclosure).

### III. FINANCIAL MATTERS

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

### IV. LEGAL MATTERS

- A. Committee Report regarding engagement of new General Counsel representation and discuss time frame for transition. [Directors Baldwin and Benigno]
  - 1. Consider approval of the Committee's recommendation regarding engagement of new General Counsel representation.

### 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. 12** (EDLLC Proposal #J202438135065) 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 install of District supplied dog station in the amount of \$170.00** (enclosure).
  - 2. Ratify approval of **Task Order No. 13** (EDLLC Proposal #J202438135407) 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 install of District supplied trees, plus mulch, plus pick-up and delivery, in the amount of \$4,715.94** (enclosure).
  - 3. Discuss detention pond cleaning matters.
  - 4. Discuss structural pruning matters.

5. Discuss required reporting under Regulation 29.
  6. Review and consider approval of proposed drip zone addition (enclosure).
- C. Discuss pool opening and other pool matters.
1. Ratify approval of Pool Waiver (enclosure).
  2. Ratify approval of pool furniture enhancement purchases (enclosure).
  3. Review and consider approval of pool pergola staining proposal(s) (enclosures).
  4. Ratify approval of pool Hydrostatic Valve replacement (enclosure).
- D. Discuss general district improvements.
1. Ratify approval of park bench purchases (enclosure).
  2. Review and consider North Pocket Park stair retaining wall stabilization proposals (enclosures).
  3. Discuss concrete assessment walkthrough.
  4. Discuss and consider roll-off dumpster.

## **VII. DIRECTOR ITEMS**

## **VIII. ADJOURNMENT**

**THE NEXT REGULARLY SCHEDULED BOARD MEETING IS AUGUST 19, 2026**