

# 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
Lisa A. Jacoby	Secretary	Non-elected

**DATE:** Wednesday, February 18, 2026

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

**LOCATION/ACCESS:** VIA ZOOM

### **Join Zoom Meeting**

<https://advancehoa.zoom.us/j/86299754179>

Meeting ID: 862 9975 4179

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

Meeting ID: 862 9975 4179

### **I. ADMINISTRATIVE MATTERS**

- A. Confirm quorum. Present disclosures of potential conflicts of interest.
- B. Confirm location of meeting, posting of meeting notices and designation of 24-hour posting location. Approve agenda.
- C. Consider resignation of Lisa A. Jacoby as Secretary to the Board and consider appointment of Brittny Palan as Secretary to the Board.

## II. 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).

## III. 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 19, 2025, Regular Special Board Meeting (enclosure).
- B. Approve Minutes from the November 19, 2025 Statutory Annual Meeting (enclosure).
- C. Ratify engagement between the District Colorado CPA Company PC to perform the 2025 Audit (enclosure).
- D. Ratify approval of Service Agreement between the District and Advance HOA Management, Inc. for District Management / Covenant Enforcement services (enclosure).

## IV. LEGAL MATTERS

- A. Committee Report regarding engagement of new General Counsel representation [Directors Baldwin and Benigno].
  - 1. Consider adoption of the Resolution Adopting the Third Amended Design Guidelines (enclosures – Resolution and Amended Design Guidelines).
  - 2. Discuss and consider approval of Notice to Townhome Owners Regarding Exterior Paint Matters (enclosure).
- B. Parking Rules and Regulations Committee Report [Directors Medina and Bellio].
  - 1. Consider approval or authorization of necessary actions(s), if any.

- C. Discuss status of survey/mapping to determine Condo HOA owned property vs. District owned property.
  - 1. **EXECUTIVE SESSION** - Adjourn to Executive Session to receive legal advice pursuant to Section 24-6-402(4)(b), and (e) C.R.S., related to Cost Sharing and Reimbursement Agreement between the District and the Westown Condominium Association, Inc. (if necessary).
  - 2. Return to public session. Consider approval or authorization of necessary actions(s), if any.

**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.
- C. Discuss pool opening and other pool matters. Consider approval of Service Agreement for Pool / Cabana & Miscellaneous Maintenance Services between the District and Foothills Facilities Maintenance, LLC (enclosure).

**VI. FINANCIAL MATTERS**

- A. Review and consider ratification and/or approval of payment of claims (enclosure).
- B. Review and consider acceptance of the Unaudited Financial Statements for the period ending December 31, 2025 (enclosure).

**VII. DIRECTOR ITEMS**

**VIII. ADJOURNMENT**

**THE NEXT REGULARLY SCHEDULED BOARD MEETING IS MAY 20, 2026**