

# WESTOWN METROPOLITAN DISTRICT

3600 S. Yosemite, #400

Denver, CO 80237

303-482-2213

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

## **SPECIAL 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, March 18, 2026*

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

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

Join Zoom Meeting

<https://advancehoa.zoom.us/j/86333013867>

Meeting ID: 863 3301 3867

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

Meeting ID: 863 3301 3867

### **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. 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. 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. Review and consider approval of **Task Order No. 9** (EDLLC Proposal #135035) 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 soil penetration and amendment treatment using Essential G, in the amount of \$2,151.44** (enclosure).
  - 2. Review and consider approval of **Task Order No. 10** (EDLLC Proposal #135037) 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 additional fall aeration service, in the amount of \$583.85** (enclosure).
  - 3. Review and consider approval of **Task Order No. 11** 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 the 2026 / 2027 Season, in the amount of \$62,307.35** (enclosure).
  - 4. Discuss Ongoing Pet Waste Removal Issues
- C. Discuss pool opening and other pool matters.
  - 1. Review and consider approval of Pool Waiver (enclosure).

### IV. DIRECTOR ITEMS

### V. ADJOURNMENT

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