

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Trish Thompson	President & Chairperson	May 2027
Melissa Kerr	Treasurer & Secretary	May 2027
Aparna Karnik	Vice Chair, Asst. Treasurer & Secretary	May 2027
Claire Damon	Asst. Treasurer & Secretary	May 2029
Laura Taylor	Asst. Treasurer & Secretary	May 2027

Date: November 3, 2026 (Tuesday)

Time: 4:30 P.M., or as soon as thereafter as possible

Place: ZOOM & Teleconference

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82716262423?pwd=ix13MPd7AJxcThuqkdNSqnaAUHnAG0.1>

Webinar ID: 827 1626 2423; Passcode:621077

Telephone: 1 719 359 4580; OR 1 669 444 9171

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Consider Approval of Agenda.
- D. Public Comment on Non-Agenda Items. (Limited to 3 Minutes Per Person).

II. CONSENT AGENDA

- A. Consider Approval of Minutes – August 3, 2026, Regular Meeting.
- B. Consider Ratification of Payment of Claims.
- C. Consider Ratification of Contract Modifications.
 - i. WO 2026-09 with Environmental Designs Inc. for Tree and Plant Replacements on a Lump Sum Basis amount of \$18,346.94
 - ii. WO 2026-10 with Environmental Designs Inc. for Oct – Dec. 2026 Snow Removal on a Not to Exceed Basis amount of \$8,000.00

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 Budget.
- C. Consider and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. Affordable Pest Control Inc.
 - ii. All Sweep, LLC
 - iii. Draypro Services Inc.

- iv. Environmental Designs Inc.
- v. Fetch Poop, LLC.
- vi. Miller Wall Inc.
- vii. SWPPP Colorado, LLC.
- D. Proposed 2027 Board Meeting Dates: All meetings will be at 5:00PM (MST).
 - i. February 3, 2027; May 5, 2027; August 4, 2027; November 3, 2027. The Annual Community Meeting will be held on February 3, 2027, at 5:00PM.

IV. FINANCIAL ITEMS

- A. Review Budget vs. Actual as for Period Ending September 30, 2026.
- B. Public Hearing Regarding the Proposed 2027 Budgets.
- C. Consider Adoption of 2027 Budgets; Consider Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- D. Discussion and Consideration of Proposal to Increase Administrative Transfer Fee.
- E. Discussion and Approval of Auditor for the 2026 Audit.

V. LEGAL ITEMS

- A. Consider Approval of the 2027 Election Resolution.
- B. Consider Approval of 2027 Annual Exclusion from Workers Compensation Resolution.
- C. Consideration and Approval of 2027 Annual Administrative Matters Resolution.
- D. Consider Ratification and Approval of Annual Report.
- E. 2026 Legislative Memorandum.

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

- A. If needed an executive session may be called pursuant to and for the purposes set forth in C.R.S. § 24-6-402(4), after announcement of the specific topics for discussion and statutory citation authorizing the executive session, and a vote of two-thirds of the quorum of the Board present.

VIII. ADJOURNMENT

*****The Next Regular Meeting is Scheduled for TBD*****