

VDW METROPOLITAN DISTRICT NOS. 1-3

NOTICE OF SPECIAL MEETING AND AGENDA

BOARD OF DIRECTORS DISTRICT NOS. 1&3

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jeff Breidenbach	President & Chairperson	May 2027
Wendy Messinger	Vice President	May 2027
Sam Voelz	Treasurer	May 2029
Sam Salazar	Secretary	May 2029
Kyndall Weidrich	Asst. Secretary	May 2027

BOARD OF DIRECTORS DISTRICT NO. 2

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Robert Ebersole	President & Chairperson	May 2027
Clark Cummings	Vice President	May 2027
Sam Voelz	Treasurer	May 2029
Sam Salazar	Secretary	May 2029
Kyndall Weidrich	Asst. Secretary	May 2027

Date: November 5, 2026 (Thursday)

Time: 3:00 P.M.

Place: MS TEAMS & Teleconference

[Join the meeting now](#)

Meeting ID: 221 489 785 002 5; Passcode: wi3DS73F

Dial in by phone

[+1 720-721-3140,,573538944#](#) Phone conference ID: 573 538 944#

I. Administrative items

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

II. CONSENT AGENDA

- A. Approval of Minutes – July 9, 2026 – Special Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications
 - a. WO 2026-08 with EDI for Snow Removal Services on a Not to Exceed Basis of \$6,000.00 executed on October 28th, 2026
- D. Approval of Unaudited Financial Statements for the Period Ending September 30, 2026.
- E. Approval of 2027 Meeting Resolution.

- F. Approval of 2027 Election Resolution for District No. 1.
- G. Approval of 2027 Election Resolution for District No. 2.
- H. Approval of 2027 Election Resolution for District No. 3.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
 - a. Affordable Pest Control, Inc.
 - b. Davinci Sign Systems, Inc.
 - c. Denver Commercial Property Services, Inc.
 - d. Environmental Designs, Inc.
 - e. Express Mulching & Soil, LLC
 - f. Foothills Landscape Maintenance, LLC
 - g. Fiske Electric, Inc.
 - h. SWPPP Colorado, LLC
- C. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 Budget.

IV. FINANCIAL ITEMS

- A. Public Hearing Regarding the Proposed 2027 Budget.
- B. Consider Adoption of 2027 Budget; Consider Approval of Resolution to Adopt Budget; Certify Mill Levies and Appropriate Sums of Money.
- C. Approval of Auditor for 2026 Financial Statements.

V. LEGAL ITEMS

- A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT