

**BEACON POINT METROPOLITAN DISTRICT
NOTICE OF A REGULAR MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term:</u>
David Guy	President	May 2029
Patricia Gardiner	Vice President	May 2029
Arvind Trehan	Treasurer	May 2027
Peter Rouse	Secretary	May 2029
Angella M. Carrizo	Assistant Secretary	May 2027

DATE: May 13, 2026

TIME: 6:00 P.M. to 8:00 P.M.

LOCATION: Community Center

26011 E. Orchard Dr., Aurora, CO 80016 and via Zoom

<https://us06web.zoom.us/j/84796881655?pwd=6rZ7sgaOmHbyztS5v98APMBOGQVPCu.1>

Meeting ID: 847 9688 1655

Passcode: 208741

1-720-707-2699

I. ADMINISTRATIVE MATTERS

- A. Call to Order
- B. Declaration of Quorum and Confirmation of Director Qualifications
- C. Present Disclosures of Potential Conflicts of Interest
- D. **BOARD ACTION REQUIRED** Approve Agenda
- E. **BOARD ACTION REQUIRED** Excusal of Absences

II. LANDSCAPE REPORT

- A. Streetscapes and Parks Matters- Ben Zand, LandTech (**to be distributed**)
- B. **BOARD ACTION REQUIRED** Consider Approval of Proposal Arbor Turf Conversion (**enclosure**)
- C. **BOARD ACTION REQUIRED** Consider Approval of Turf to Native Proposal (**to be distributed**)
- D. Discuss Watering Restrictions
- E. Discuss Backflow Testing

III. FINANCIAL MATTERS

- A. **BOARD ACTION REQUIRED** Review and Consider Acceptance of Financials (**enclosure**)
- B. **BOARD ACTION REQUIRED** Review and Consider Acceptance of the 2025 Audit (**enclosure**)

IV. LEGAL MATTERS

- A. **BOARD ACTION REQUIRED** Discuss and Consider for Approval Second Amended and Restated Residential Improvement Guidelines, Standards and Processes (**enclosure**)
- B. **BOARD ACTION REQUIRED** Discuss and Consider Approval of Proposal for New District Boundary Map from IDES (**enclosure**)

- C. Discuss Revised Directors' Binder Table of Contents

V. COMMUNITY CENTER REPORT

- A. Clubhouse, Pool, and Tennis Court Matters- Emma Curtis Front Range Recreation
- B. Review Completed Photos of the Zero Entry Plaster (**enclosure**)
- C. Discuss Sealing Front Pillars at the Clubhouse

VI. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

VII. BOARD ACTION REQUIRED CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

- A. Approval of the Minutes of April 8, 2026, Regular Meeting (**enclosure**)
- B. Ratify Independent Contractor Agreement with LandTech Mulch Refresh at Walker Park and Pine Tree Treatment (**enclosure**)
- C. Ratify Independent Contractor Agreement of Colorado Playground Inspections, LLC. Repair/Replace Padding at Boulder Park (**enclosure**)
- D. Ratify Agreement with Roof Solutions – Lighting Repairs and Routine Roof Inspections and Maintenance (**enclosure**)
- E. Ratify Purchase of Mulch/Cobble/Breeze in the Amount of \$17,277.26

VIII. MANAGER MATTERS

- A. Management Report (**enclosure**)
- B. Review Delinquency Reports (**to be distributed under separate cover**)
 - a. Update on Payment of Builder Quarterly Fees
 - b. Provide Update from Special Counsel
 - c. **BOARD ACTION REQUIRED** Review and Consider Approval to turn accounts over to special counsel (**to be distributed**)
 - 1. Account #92691
 - 2. Account #92728
 - 3. Account #92819
 - 4. Account #96438
 - 5. Account #101595
 - 6. Fee Waiver Account #116344
- C. **BOARD ACTION REQUIRED** Consider Approval of Amended and Restated Resolution Establishing Guidelines for the Process and Collection of Delinquent Fees and Covenant Enforcement Charges, if available, or Provide Update on Status of Resolution (**enclosure**)
- D. Review Compliance Report (**to be distributed under separate cover**)
- E. Architectural/Design Review, if any (**to be distributed under separate cover**)
- F. Discuss Possible Meeting Date Change for August

- G. **BOARD ACTION REQUIRED** Review and Consider LMI Landscape updated proposal for Pool Playground Conversion (**enclosure**)
- H. **BOARD ACTION REQUIRED** Review and Consider Approval of Proposal from IDES for Engineering Services (**to be distributed**)
- I. Discuss Lift Station and Other Option for Old Hammer
- J. Discuss Garage Sale Date

IX. OTHER MATTERS

X. ADJOURNMENT

Remaining 2026 Meeting Dates: June 10th, July 8th, August 12, September 9th, October 14, November 11th at 6pm via Zoom and at the clubhouse. The 2026 annual meeting will be held on November 11th at 5pm at the clubhouse.