

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

Board of Directors:

David Guy
Patricia Gardiner
Arvind Trehan
Peter Rouse
Angella M. Carrizo

Office:

President
Vice President
Treasurer
Secretary
Assistant Secretary

Term:

May 2029
May 2029
May 2027
May 2029
May 2027

DATE: October 14, 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. Update on Watering Restrictions, if any
- C. Discuss September 2026 Water Usage Report
- D. **BOARD ACTION REQUIRED** Review and Consider LandTech Landscape Maintenance & Snow Proposal **(enclosure)**
- E. **BOARD ACTION REQUIRED** Consider Proceeding with the Intergovernmental Agreement with the City of Aurora for Residential Snow Removal **(enclosure)**
- F. Discuss GRIP Process

III. FINANCIAL MATTERS

- A. **BOARD ACTION REQUIRED** Review and Consider Acceptance of Financials **(to be distributed)**
- B. **BOARD ACTION REQUIRED** Consider Approval of 2027 Fees from CliftonLasonAllen for Accounting Services **(to be distributed)**

IV. COMMUNITY CENTER REPORT

- A. Clubhouse, Pool, and Tennis Court Matters- Emma Curtis Front Range Recreation **(to be distributed)**

V. 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.

VI. MONTHLY NEWSLETTER

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 September 9, 2026, Regular Meeting (**enclosure**)
- B. Ratify Approval of Third Addendum to Independent Contractor Agreement with Westwind Management Group for 2027 Management Fees (**enclosure**)
- C. Approval of Notice to Electors Pursuant to Section 32-1-809, C.R.S. (**enclosure**)

VIII. MANAGER MATTERS

- A. Management Report (**enclosure**)
- B. Review Delinquency Reports (**to be distributed under separate cover**)
- C. Review Compliance Report (**to be distributed under separate cover**)
- D. **BOARD ACTION REQUIRED** Architectural/Design Review, if any (**to be distributed under separate cover**)
 - 1. Review Privacy Screen for Account #109756
- E. **BOARD ACTION REQUIRED** Review and Consider Westwind Management Group Oversight Pricing for Old Hammer Project (**enclosure**)
- F. Discuss Boulder Park Inspection and Possible Changes (**enclosure**)
- G. Discuss New Proposed Trash Options (**enclosure**)
- H. Discuss Playground Inspection by the SDA Insurance Pool
- I. Discuss My Map Site for Community Mapping Options (**enclosure**)
- J. Review and Discuss Work out Room Updates (**enclosure**)

IX. LEGAL MATTERS

- A. **BOARD ACTION REQUIRED** Review Requested Changes from Empire Works to Contractor Contract (**distributed under separate cover**)
- B. **BOARD ACTION REQUIRED** Consider Approval of Resolution Calling the May 2027 Director Election (**enclosure**)
- C. **BOARD ACTION REQUIRED** Consider Approval of 2027 Annual Administrative Resolution (**enclosure**)
- D. **BOARD ACTION REQUIRED** Consider Approval of Amended and Restated Public Records Request Policy (**enclosure**)

X. OTHER MATTERS

- A. Confirm Quorum for November 11, 2026 Regular Meeting and Annual Meeting

XI. ADJOURNMENT

Remaining 2026 Meeting Dates: November 11th at 6pm via Zoom and at the clubhouse. The 2026 annual meeting will be held on November 11th at 5:30pm at the clubhouse.