BEACON POINT METROPOLITAN DISTRICT
NOTICE OF A REGULAR MEETING AND AGENDA

Board of Directors:	Office:	Term:
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: November 11, 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. FINANCIAL MATTERS

A. **BOARD ACTION REQUIRED** Review and Consider Acceptance of Financials (**enclosure**)
B. **BOARD ACTION REQUIRED** Consider Approval of 2027 Fees from CliftonLasonAllen for Accounting Services (**enclosure**)
C. **BOARD ACTION REQUIRED** Conduct Public Hearing on 2026 Budget Amendment, if necessary, and Consider Adoption of Resolution Amending the 2026 Budget (**to be distributed, if necessary**)
D. **BOARD ACTION REQUIRED** Conduct Public Hearing on 2027 Budget; Consider Adoption of Resolution Adopting 2027 Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2027 Calendar Year Open Hearing
   a. Open Floor for Comments from Community for 2027 Budget
   b. Close Hearing
   c. Consider Adoption of Resolution Adopting 2027 Budget, Appropriating Sums of Money and Certifying Mill Levies for 2027 Calendar Year (**enclosure**)

III. LANDSCAPE REPORT

A. Streetscapes and Parks Matters- Ben Zand, LandTech (**to be distributed**)
B. **BOARD ACTION REQUIRED** Consider Proceeding with the Intergovernmental Agreement with the City of Aurora for Residential Snow Removal (**enclosure**)

IV. COMMUNITY CENTER REPORT

A. Clubhouse, Pool, and Tennis Court Matters- Emma Curtis Front Range Recreation (**to be distributed)**
B. Discuss Roles and Responsibilities for Maintenance and Emergency Items

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 October 14, 2026, Regular Meeting (**enclosure**)
B. Ratify Approval Independent Contractor Agreement with LandTech for 2026-27 Snow Removal and 2027 Landscape services (**enclosure**)
C. Ratify Approval of Fourth Amendment Independent Contractor Agreement with Westwind for Old Hammer Project Oversight (**enclosure**)
D. Ratify Approval of Independent Contractor Agreement with Game-Set-Match for Windscreen Maintenance (**enclosure**)
E. Ratify Approval of Independent Contractor Agreement with Roof Solutions for Replacement of Decking Boards (**enclosure**)
F. Ratify Approval of Revised Contractor Agreement with EMPCOL, Inc. d/b/a Empireworks Reconstruction for Underdrain Re-Route and Pipe Boring (**to be distributed**)
G. WBA Engagement Letter (**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**)
E. **BOARD ACTION REQUIRED** Review and Consider Gym Workout Bench Upholstery Proposal from Lev's Upholstery (**enclosure**)
F. Discuss New Proposed Trash Options (**to be distributed)**
G. Provide Update on Playground Inspection by the SDA Insurance Pool
H. Discuss Lighting Issues

IX. LEGAL MATTERS

X. OTHER MATTERS

XI. ADJOURNMENT