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: September 9, 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. Update on Backflow Repairs/Retesting
D. Discuss August Water Usage Report (**enclosure**)
E. Discuss GRIP Application

III. FINANCIAL MATTERS

A. **BOARD ACTION REQUIRED** Review and Consider Acceptance of Financials (**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

A. Discuss 2027 Event Suggestions (**enclosure**)

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 August 12, 2026, Regular Meeting (**enclosure**)
B. Ratify Approval of Independent Contractor Agreement with The Perfect Lawn, Concrete Work at Playground Park (**enclosure**)
C. Ratify Independent Contractor Agreement with Salgado's Family Lawn Care, LLC for Tree Removal (**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. Architectural/Design Review, if any (**to be distributed under separate cover**)
E. **BOARD ACTION REQUIRED** Review and Consider EmpireWorks Old Hammer Proposal (**to be distributed**)
F. Discuss Boulder Park Inspection and Possible Changes **(enclosure)**
G. Discuss Pool Playground Layout **(enclosure)**
H. **BOARD ACTION REQUIRED** Review and Consider Approval of Westwind Management Group 2027 Management Fee Memo **(enclosure)**
I. Discuss Parking Lot Repair Dates
J. Discuss Roof Leak Inspection/Repairs
K. Discuss Mapping Improvement Ideas

IX. LEGAL MATTERS

A. Discuss Possible IGA with City of Aurora for District to Plow City Streets
B. Discuss May 2027 Director and TABOR Election (May 2027 or Coordinated Election for TABOR in November 2027)

X. OTHER MATTERS

XI. ADJOURNMENT

Remaining 2026 Meeting Dates: 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.