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: August 12, 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 GRIP Application (**enclosure**)
D. **BOARD ACTION REQUIRED** Review and Consider LandTech Arbor Turf Conversion (**enclosure)**
E. **BOARD ACTION REQUIRED Review and Consider Backflow Testing Proposals**
1. Review and Consider LandTech Backflow Repair & Retesting (**enclosure**)
2. Review and Consider American Backflow Consulting & Services, LLC Backflow Repair & Retesting (**enclosure**)

III. FINANCIAL MATTERS

A. **BOARD ACTION REQUIRED** Review and Consider Acceptance of Financials (**to be distributed**)
B. Update on Status of 2025 Audit Filing

IV. COMMUNITY CENTER REPORT

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

V. MONTHLY NEWSLETTER

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 July 8, 2026, Regular Meeting (**enclosure**)
B. Ratify Approval of Independent Contractor Agreement with JYG Cleaning LLC, Handyman Repair Services (**enclosure**)
C. Ratify Approval of Six Addendum to Independent Contractor Agreement with LandTech for Revive Turf Application (**enclosure**)
D. Ratify Approval of Independent Contractor Agreement with Endurance Plumbing, Sanitary Repair Above Ceiling (**enclosure**)
E. Ratify Approval of Independent Contractor Agreement with EC Concrete, Concrete Work at Playground Park (**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. **BOARD ACTION REQUIRED** Review and Consider Approval of Alarm Detection Services Agreement (**enclosure**)
G. **BOARD ACTION REQUIRED** Review and Consider Approval of Proposal from The Perfect Lawn Landscaping & Snowplowing – Clubhouse Pillar Base Repair (**enclosure**)
H. **BOARD ACTION REQUIRED** Review and Consider Approval of Proposal from The Perfect Lawn Landscaping & Snowplowing – Pool Playground Concrete (**enclosure**)

IX. LEGAL MATTERS

A. Discuss 2026 Legislative Session

X. OTHER MATTERS

XI. ADJOURNMENT

Remaining 2026 Meeting Dates: 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.