

BEACON POINT METROPOLITAN DISTRICT

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
David Guy	President	2025/May 2025
Arvind Trehan	Vice President	2027/May 2027
Patricia Gardiner	Treasurer	2025/May 2025
Dushyant Parekh	Secretary	2027/May 2027
Peter Rouse	Assistant Secretary	2025/May 2025

DATE: October 9, 2024

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

Zoom: <https://us06web.zoom.us/j/83700222274?pwd=QWSNNTTbxajf5vEalr0nAW7ejhac5Az.1>

Meeting ID: 837 0022 2274

Passcode: 425994

- 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. Approve Agenda
 - E. Excusal of Absences
- II. FINANCIAL MATTERS
 - A. Review and Consider Acceptance of Financials (**to be distributed**)
 - B. Discuss Status of 2023 Audit Filing
 - C. Discuss ARI Mill Levy Increase and Implications for 2025 Budget
 - D. Discuss Community Communication Addressing ARI Mill Levy Increase for 2025
- III. 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.
- IV. 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 the September 18, 2024, Special Meeting (**enclosure**)
 - B. Ratify Second Addendum to Independent Contractor Agreement with Brightview Landscaping Services (Phase 2 Plant Replacements, Mulch and Rock Top dress and Additional options for Plant Replacements) (**enclosure**)
 - C. Ratify Independent Contractor Agreement with Full Spectrum Lighting (**enclosure**)

- D. Ratify Independent Contractor Agreement with Empire Works Reconstruction (Old Hammer Underdrain Services) (**enclosure**)
- E. Approval of Disclosure Notice Pursuant to Section 32-1-809 (**enclosure**)
- V. COMMITTEES
 - A. Architectural/Design Review, if any (**to be distributed under separate cover**)
- VI. LANDSCAPE REPORT
 - A. Streetscapes and Parks Matters- Sara Rutman, Brightview Landscapes (**enclosure**)
 - B. Consider Proposal SO #8523190 for Phase 3 Plant Replacements at a Cost of \$2,059.58 (**enclosure**)
 - C. Consider Proposal SO #8523184 for Phase 3 Mulch and Top Dress at a Cost of \$6,885.97 (**enclosure**)
 - D. Consider Proposal SO #8523189 for Phase 3 Additional Plant Replacements at a Cost of \$154.14 (**enclosure**)
 - E. Consider Proposal SO #8523227 for Phase 4 Plant Replacements at a Cost of \$7,350.99 (**enclosure**)
 - F. Consider Proposal SO #8523128 for Phase 4 Mulch and Top Dress at a Cost of \$19,016.27 (**enclosure**)
 - G. Consider Proposal SO #8523133 for Phase 4 Additional Plant Replacements at a Cost of \$3,575.92 (**enclosure**)
- VII. COMMUNITY CENTER REPORT
 - A. Clubhouse, Pool, and Tennis Court Matters- Jennifer Thomas, Front Range Recreation
 - B. Discuss Status of Camera Installation
 - C. Post-Pool Season Summary
- VIII. MANAGER MATTERS
 - A. Management Report (**enclosure**)
 - B. Update on Drainage Issue at Walker Park Regarding New Playground Installation (**enclosure**)
 - C. Review Delinquency Reports (to be distributed under separate cover)
 - D. Review Compliance Report (to be distributed under separate cover)
 - E. Review Compliance Letter Templates (**enclosure**)
 - F. Discuss Website Accessibility, Document Remediation, Quarterly Report and Domain Name
- IX. LEGAL MATTERS
 - A. Consider Approval of Resolution Calling the May 6, 2025 Election (**enclosure**)
 - B. Consider Approval of 2025 Annual Administrative Resolution (**enclosure**)

- C. Consider Approval of Amended and Restated Records Request Policy (**enclosure**)
- D. Discuss Fourth Amendment to Amended and Restated Residential Improvement Guidelines – 2024 Legislation and Review by Special Counsel (**enclosure**)
- E. Discuss Fourth Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents and Review by Special Counsel (**enclosure**)
- F. Consider Approval of Independent Contractor Agreement with Front Range Recreation for 2025 Pool Management Services (**enclosure**)
- G. Discuss Status of Transfer of HOA Tracts to the District (**enclosure**)
- H. Discuss Status of SARIA Refunding
- X. OTHER MATTERS
- XI. ADJOURNMENT

Remaining 2024 Meeting Date: and November 13th at 6pm at the Clubhouse.
The 2024 annual meeting will be held on November 13th at 5pm at the clubhouse.