

**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: November 13, 2024**

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

**LOCATION: Clubhouse, 26011 E. Orchard Dr.,  
Aurora, CO 80016**

**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. EXECUTIVE SESSION OF THE BOARD OF DIRECTORS FOR THE PURPOSE OF RECEIVING LEGAL ADVICE PURSUANT TO SECTION 24-6-402(4)(B), COLORADO REVISED STATUTES AS IT RELATES TO THE IMPOSITION OF THE ARI MILL LEVY.**

**III. LANDSCAPE REPORT**

- A. Streetscapes and Parks Matters- Sara Rutman, Brightview Landscapes (**to be distributed**)
  - 1. **BOARD ACTION REQUIRED** Consider Proposal SO #8523190 for Phase 3 Plant Replacements at a Cost of \$2,059.58 (**enclosure**)
  - 2. **BOARD ACTION REQUIRED** Consider Proposal SO #8523184 for Phase 3 Mulch and Top Dress at a Cost of \$6,885.97 (**enclosure**)
  - 3. **BOARD ACTION REQUIRED** Consider Proposal SO #8523189 for Phase 3 Additional Plant Replacements at a Cost of \$154.14 (**enclosure**)
  - 4. **BOARD ACTION REQUIRED** Consider Proposal SO #8523227 for Phase 4 Plant Replacements at a Cost of \$7,350.99 (**enclosure**)
  - 5. **BOARD ACTION REQUIRED** Consider Proposal SO #8523128 for Phase 4 Mulch and Top Dress at a Cost of \$19,016.27 (**enclosure**)
  - 6. **BOARD ACTION REQUIRED** Consider Proposal SO #8523133 for Phase 4 Additional Plant Replacements at a Cost of \$3,575.92 (**enclosure**)

**IV. FINANCIAL MATTERS**

- A. Review and Consider Acceptance of Financials (**to be distributed**)
- B. Discuss ARI Mill Levy Increase Requirement in the District's Service Plan
- C. Discuss Community Communication Addressing ARI Mill Levy Increase for 2025
- D. Discuss SB233 and HB1001

- E. **BOARD ACTION REQUIRED** Conduct Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolution Amending the 2024 Budget (if necessary)
  - 1. Open Hearing
  - 2. Open Floor for Comments from Community for 2024 Budget
  - 3. Close Hearing
  - 4. Consider Adoption of Resolution Amending the 2024 Budget (if necessary)
- F. **BOARD ACTION REQUIRED:** Conduct Public Hearing on 2025 Budget; Consider Adoption of Resolution Adopting 2025 Budget, Imposing Mill Levies and Appropriating Funds
  - 1. Open Hearing
  - 2. Open Floor for Comments from Community for 2025 Budget
  - 3. Close Hearing
  - 4. Consider Adoption of Resolution Adopting 2025 Budget, Imposing Mill Levies and Appropriating Funds
  - 5. Consider Auditor Proposals for 2024 Audit
- 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. **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 the October 9, 2024, Regular Meeting (**enclosure**)
  - B. Approval of the Minutes of the October 28, 2024, Special Meeting (**enclosure**)
  - C. Acceptance of Supplement to 2023 Annual Report on the Service Plan - Audit (**enclosure**)
  - D. 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**)
- VII. **INSURANCE MATTERS**
  - A. Update on Valuation Numbers Provided to Insurance
  - B. **BOARD ACTION REQUIRED** Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage and Review Property Schedule (**enclosure**)
  - C. **BOARD ACTION REQUIRED** Consider Authorization of Renewal of Special District Association of Colorado Membership for 2025
  - D. **BOARD ACTION REQUIRED** Consider Approval of Workers Compensation Coverage with Colorado Special District Property and Liability Pool
- VIII. **COMMITTEES**

- A. BOARD ACTION REQUIRED Architectural/Design Review, if any (to be distributed under separate cover)

## IX. COMMUNITY CENTER REPORT

- A. Clubhouse, Pool, and Tennis Court Matters- Jennifer Thomas, Front Range Recreation
  - 1. Discuss Change in Clubhouse Hours
  - 2. End of Season Pool Report/Usage Report (**enclosure**)
  - 3. EnviroPest Proposal (**enclosure**)

## X. MANAGER MATTERS

- A. Management Report (**enclosure**)
- B. Update on Drainage Issue at Walker Park Regarding New Playground Installation (**enclosure**)
- C. **BOARD ACTION REQUIRED** – Consider Approval of New Treadmill for Community Center (**enclosures**)
- D. **BOARD ACTION REQUIRED** Review Delinquency Reports (**to be distributed under separate cover**)
- E. **BOARD ACTION REQUIRED** Review Compliance Report (**to be distributed under separate cover**)
- F. Discuss Website Accessibility, Document Remediation, Quarterly Report and Domain Name

## XI. LEGAL MATTERS

- A. **BOARD ACTION REQUIRED** Consider Approval of Amended and Restated Public Records Request Policy (**enclosure**)
- B. **BOARD ACTION REQUIRED** Consider Approval of Resolution Adopting a Procurement Policy (**enclosures**)
- C. **BOARD ACTION REQUIRED** Consider Approval of Fourth Amendment to Amended and Restated Residential Improvement Guidelines – 2024 Legislation (**enclosure**)
- D. **BOARD ACTION REQUIRED** Consider Approval of Fourth Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Government Documents (**enclosure**)
- E. **BOARD ACTION REQUIRED** Consider Approval of Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (**enclosure**)
- F. Discuss Amended and Restated Policies and Procedures Governing the Recreation Amenities.
- G. **BOARD ACTION REQUIRED** Discuss Transfer of Property from the Beacon Point Homeowners Association:
  - 1. Consider Approval of Resolution Approving the Acceptance of Property from the Beacon Point Homeowners Association, Inc. (**enclosure**)
  - 2. Consider Approval of Documents Associated with Transfer of Property (**enclosures**)
    - a. Real Estate Purchase Contract
    - b. Special Warranty Deed

- c. Bill of Sale
- d. Assignment of Landscaping Contract
- e. Statement of Authority
- f. Title Commitment
- 3. Proof of Payment from Beacon Point Homeowners Association, Inc. to Brightview (to be distributed)
- 4. Discuss Tentative Closing Date for Transfer of Property
- 5. Discuss May 2025 Director Election

**XII. OTHER MATTERS**

**XIII. ADJOURNMENT**