

WEST MEADOWS METROPOLITAN DISTRICT

SPECIAL MEETING

Via teleconference

Monday, December 8, 2025 at 10:00 A.M.

<https://www.westmeadowsdistrict.com/>

This meeting will be held via teleconferencing and can be joined through the directions below:

Link:

<https://us06web.zoom.us/j/82027125659?pwd=7SjJCjYDbwUB6ZDspBUOzGkbr0aaRq.1>

Meeting ID: 820 2712 5659

Passcode: 509273

Call-In Number: 720-707-2699

David Gerbus, President	Term to May 2029
Beverly Rice, Treasurer	Term to May 2027
Susan Bassow, Secretary	Term to May 2027
Lisa Hopp, Director	Term to May 2029
Vacant	Term to May 2029

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum and Confirmation of Director Qualifications
3. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
4. Approval of Agenda
5. Discuss and Consider Appointment of Board Member
6. Consider Election of Officers
7. Public Comment – Members of the public may express their views to the Board on matters that affect the District(s) that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
8. Management Matters:
 - a. Management Report
 - b. Discuss and consider Metro District Resident Notice and Bulletin Board Flyer **(enclosure)**
9. 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 Minutes of October 2, 2025 Regular Meeting **(enclosure)**
 - b. Approval of Minutes of October 7, 2025, Special Meeting – Community Walk-Thru **(enclosure)**

Regular Meetings are scheduled for March 13, 2025, May 8, 2025, July 10, 2025, September 18, 2025, and November 13, 2025 at 10:00 a.m.

- c. Approval of Notice to Electors Pursuant to Section 32-1-809, C.R.S. (**enclosure**)
- 10. Landscape Maintenance Matters**
- a. Landscape Status Report
 - b. Consider Wall Installation proposal (**enclosure**)
 - c. Consider Proposal for Benches (**2 enclosures**)
 - d. Maintenance and Healthcare by ArborScape Inc. (**enclosure**)
- 11. Financial Matters**
- a. Acceptance of Unaudited Financial Statements (**to be distributed**)
 - b. Discuss Conservation Trust Funds Report, due December 31, 2025
 - c. Ratification of Payment of Claims (**to be distributed**)
 - d. Conduct Public Hearings on 2025 Budget Amendments (if needed)
 - i. Consider Adoption of Resolutions Amending 2025 Budget (if needed)
 - e. Conduct Public Hearings on 2026 Budgets
 - i. Consider Adoption of Resolutions Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2026 Calendar Year (**enclosure**)
- 12. Legal Matters**
- a. Consider Adoption of Procurement Policy (**enclosure**)
 - b. Discuss and Consider Approval of the 2026 WBA Engagement letter (**enclosure**)
- 13. Insurance Matters**
- a. Discuss and Review Proposals for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (**enclosures**)
 - b. Consider Approval of Agency Services Agreements with Highstreet | TCW Risk Management to Act as Insurance Agent (**enclosure**)
 - c. Consider Approval of BMO Workers' Compensation Renewal (**enclosure**)
 - d. Consider Authorization of Renewal of Special District Association of Colorado Memberships for 2026.
- 14. Other Matters**
- 15. Adjournment**

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