

WEST MEADOWS METROPOLITAN DISTRICT

REGULAR MEETING

via teleconference

Thursday, July 10, 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
Vacant	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. 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.
6. Introduction to Management Team
 - a. Discuss and consider Approval of the Amended and Restated 2025 Annual Administrative Resolution (**enclosure**)
 - b. Consider Approval of the Amended and Restated Digital Accessibility Policy (**enclosure**)
 - c. Consider Approval of the Amended and Restated Public Records Request Policy (**enclosure**)
7. 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 May 29, 2025, Special Meeting (**enclosure**)
 - b. Approval of Minutes of May 29, 2025 Special Meeting – Community Inspection (**enclosure**)

2025 Remaining Regular Meetings July 10, 2025, September 18, 2025, and November 13, 2025 at 10:00 a.m.

- c. Approval of Minutes of July 7, 2025 Special Meeting- Community Inspection with Westwind Management, LLC (**enclosure**)
 - d. Ratification of Independent Contractor Agreement with Westwind Management Group, LLC for Management Services (**enclosure**)
8. Landscape Maintenance Matters
- a. General Landscape and Maintenance Update by Cox Professional Landscape (May 2025-June 2025).
 - b. Consider Proposals for Retaining Walls and Turf Rejuvenation and Arborist (**to be distributed**)
 - c. Update on Status of Backflow Testing by Cox Professional Landscape
9. Financial Matters
- a. Acceptance of Unaudited Financial Statements (**enclosure**)
 - b. Ratification of Payment of Claims (**enclosure**)
10. Legal Matters
- a. Discuss Vacant Board Positions (**enclosure**)
 - b. Consider Approval Resolution Adopting a Procurement Policy (**enclosure**)
 - c. Discuss Updates to Insurance Based on Community Inspection (**to be distributed**)
11. Adjourn