

DEER CREEK METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Tuesday, October 28, 2025

TIME: 5:30 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzUzYjYzNjgtMTVhOC00ZTVkLWE2MTMtZGM3YzQzOTA3Nzdl%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22b0334253-c7b0-437e-999d-1448e5e07822%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 277 877 985 303

Board of Directors

Tim Collins
Joyce Wallace
Vacant
Vacant
Vacant

Office

President
Director
Director
Director
Director

Term Expires

May, 2029
May, 2027
May, 2029
May, 2027
May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting, posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of Minutes from the August 26, 2025 Special Board Meeting and Minutes from the September 10, 2025 Trail Walk (enclosures).
- F. Acknowledge the resignation of Director Gunderson from the Board of Directors of the District effective September 11, 2025.

- G. Discuss vacancies on the Board and consider the appointment of District eligible elector to the Board of Directors of the District. Administer Oaths of Office.
- H. Consider appointment of officers.
 - President: _____
 - Secretary: _____
 - Treasurer: _____
 - Assistant Secretary: _____
 - Assistant Secretary: _____
- I. Consider adoption of Resolution No. 2025-10-01 Regarding 2026 Annual Administrative Matters (enclosure).
- J. Authorize renewal of membership in the Special District Association for 2026.

II. MANAGER MATTERS

- A. Discuss progress regarding pickle ball courts noise issues, related improvements and school partnership.
- B. Consider approval of CliftonLarsonAllen LLP Statement of Work(s) for 2026 for management services and accounting services (enclosures).
- C. Review and Acknowledge CLA Cash Access Policy (enclosure).
- D. Discuss and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any) (to be distributed).
- E. Review and consider worker’s compensation coverage for 2026.
- F. Update on Jefferson County Open Space grant award.

III. ENGINEER’S REPORT

- A. Engineering Report.
- B. Trail improvement update.
 - a. Discuss appropriate enhancements to trail.
 - i. Review updated conceptual design for improvements from Livable Cities Studios (enclosure).

IV. FINANCIAL MATTERS

- A. Review and consider approval/ratify approval of Interim Claims in the amount of \$158,877.59 (enclosure).
- B. Review and consider acceptance of the August 31, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosure).

- C. Conduct public hearing on the proposed 2026 Budget and consider adoption of Resolution No. 2025-10-02 to Adopt the 2026 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosures – Draft Budget and Resolution).
- D. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“MCL”) for certification to the Board of County Commissioners and other interested parties.
- E. Review and consider approval of engagement of Logan and Associates, LLC to prepare the 2025 Audit (to be distributed).
- F. Bill.com Signers.

V. LEGAL MATTERS

- A. Legislative Update Memorandum (enclosure).
- B. Acknowledge Updated Terms and Conditions for Legal Services Engagement with SpencerFane LLP (enclosure).
- C. Designate Spencer Fane LLP as the District General Counsel for 2026.
- D. Review and consider approval of agreement for 2026 Graffiti Removal Services with Lightning Mobile Services (enclosure).
- E. Review and consider approval of agreement for 2026 Landscape Services with BrightView Landscape Services, Inc. (enclosure).
- F. Review and consider approval of agreement for 2025-2026 Snow Removal Services with BrightView Landscape Services, Inc. (enclosure).
- G. Review and consider approval of agreement for 2026 Maintenance Services with CDR Construction LLC (enclosure).
- H. Review and consider approval of agreement for 2026 Engineering Services with RG and Associates, LLC (enclosure).
- I. Designate Livable Cities Studios as the District project manager for 2026.

VI. LANDSCAPE MATTERS

- A. Brightview update.
 - 1. Review October 2025 Landscape Maintenance Report (to be distributed).
 - 2. Review and consider approval of proposal for native grass spray and seeding along the Masey Draw Pedestrian Trail with BrightView Landscape Services in an amount of \$11,000 (enclosure).
- B. Bailey Tree update.

1. Review and consider approval of 2026 Annual Tree Care proposal for Town Homes, Redstone Ridge, Condos and Master in the total amount of \$136,015 and authorize District manager to send the annual letter to the HOAs regarding the District's continued commitment to tree care (enclosure).

VII. DIRECTORS' MATTERS

VIII. ADJOURNMENT

There are no more regular meetings for 2025.