

EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 - 800-741-3254
Fax: 303-987-2032
<https://eastvirginiavillage.specialdistrict.net/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Cynthia Myers	President	2027/May 2027
Jendayi J. Harris		2027/May 2027
Vacant		2029/May 2027
Vacant		2029/May 2027
Vacant		2027/May 2027

DATE: Thursday, August 7, 2025

TIME: 3:00 P.M.

PLACE: Zoom: The meeting can be joined through the directions below*.
* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUlZZZc1VMWTJFZjFHdz09>
Meeting ID: 862 6755 0643
Passcode: 987572
Dial in: 719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest.

- B. Approve agenda, location of the meeting, posting of meeting notice and designate 24-hour posting location.

- C. Review and approve the Minutes of the November 7, 2024 Special Meeting and the November 7, 2024 Statutory Annual Meeting (enclosures).

- D. Discuss results of cancelled May 6, 2025 Regular Election for Directors.

- E. Discuss vacancies on the Board and consider the appointment of District eligible electors to the Board of Directors.
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- F. Consider appointment of Officers:

President: _____

Treasurer: _____

Secretary: _____

Assistant Secretary: _____

Assistant Secretary: _____

- G. Discuss status of District's website with SIPA and accessibility matters.
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II. PUBLIC COMMENTS

- A. 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 per person.
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III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims for the period ending _____ in the amount of \$_____ (to be distributed).
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- B. Review and accept unaudited financial statements through the period ending _____ (to be distributed).
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- C. Discuss status of 2024 Audit. Ratify engagement of Flynn CPA, LLC to perform 2024 Audit.
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IV. LEGAL MATTERS

- A. Discuss status of conveyance of Tracts A, B, C, D, E, G, H, I, J, K, L, East Virginia Village Subdivision Filing No. 1, County of Arapahoe, State of Colorado (the "Tracts").

1. Discuss status of Special Warranty Deed for the conveyance of the Tracts from Century Land Holdings, LLC to the District.
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2. Consider ratification of approval and acceptance of a Quit Claim Bill of Sale from Century Land Holdings, LLC to the District for the conveyance of the Public Improvements within the Tracts.
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3. Consider approval of License Agreement (Tract B) between the District, as grantor and Century Land Holdings, LLC, as grantee.
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4. Consider approval of License Agreement (Tract F) between Century Land Holdings, LLC, as grantor, and the District, as grantee.
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5. Consider approval of Limited Warranty Agreement from Century Land Holdings, LLC to the District (Tract D).
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- B. Discuss need for and consider adoption of Resolution Adopting Parking Rules and Regulations (to be distributed).
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V. COMMUNITY MANAGEMENT

- A. Community Manager's Report / Violation Report.
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- B. Review and consider approval of proposals from Water Extraction Team, LLC d/b/a Property Solutions Team and Valhalla Home Repair and Customization for Fence Staining and authorize preparation and execution of a Service Agreement or Change Order for said services, as appropriate (enclosures).
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- C. Review and consider approval of proposal from Water Extraction Team, LLC d/b/a Property Solutions Team for Stop Sign Installation and authorize preparation and execution of a Service Agreement or Change Order for said services (enclosure).
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- D. Review and consider approval of proposal from Villalobos Towing LLC for Towing Services and authorize preparation and execution of a Service Agreement for said services (enclosure).
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- E. Review and consider approval of a Task Order under Master Service Agreement with BrightView Landscape Services, Inc. for replacement of dead plant material at 1984 S. Poplar Ct. and authorize preparation and execution of a Task Order for said services (enclosure).
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- F. Review and consider approval of proposals for Landscape Maintenance Services from ManageMowed Boulder, Natures Workforce, and Neighborhood Lawn Care Inc. and authorize preparation and execution of a Service Agreement for said services (enclosures).
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VI. OTHER BUSINESS

- A. Discuss requirements for Annual Meeting.
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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 6, 2025.**