

# EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT

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

## **NOTICE OF SPECIAL MEETING AND AGENDA**

### **Board of Directors:**

Jendayi J. Harris  
Logan Schenk  
Taylor Ward  
Cynthia Myers  
Jordan Feldkamp-Levy

### **Office:**

President  
Treasurer  
Secretary  
Assistant Secretary  
Assistant Secretary

### **Term/Expiration:**

2027/May 2027  
2027/May 2027  
2029/May 2027  
2027/May 2027  
2029/May 2027

DATE: Thursday, November 13, 2025

TIME: 5:00 P.M.

LOCATION: 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](mailto:pripko@sdmsi.com) or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZc1VMWTJFZjFHdz09>

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 and posting of meeting notice.

- C. Review and approve the Minutes of the August 7, 2025 Special Meeting and the August 28, 2025 Special Meeting (enclosures).

- D. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are February 5, 2026, May 7, 2026, August 7, 2026 and November 5, 2026 at 5:00 p.m.) and consider adoption of Resolution No. 2025-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

- E. Discuss and authorize renewal of District insurance and Special District Association Membership for 2026.
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- F. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).
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- 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 September 30, 2025 in the amount of \$ \_\_\_\_\_ (enclosure).
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- B. Review and accept unaudited financial statements (enclosure).
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- C. Conduct Public Hearing to consider Amendment to 2024 Budget and consider adoption of Resolution to Amend the 2024 Budget and Appropriate Expenditures, if necessary.
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- D. Discuss status of and ratify approval of the 2024 Audit and ratify execution of Representations Letter (draft audit – enclosure).
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- E. Consider engagement of Flynn CPA, LLC to perform 2025 Audit (to be distributed).
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- F. Conduct Public Hearing to consider Amendment to 2025 Budget and consider adoption of Resolution to Amend the 2025 Budget and Appropriate Expenditures, if necessary.
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- G. Discuss operation matters. Consider increasing Operations Fee and adoption of Resolution Further Amending and Restating the Imposition of District Fees.
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- H. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution to Set Mill Levies (General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_, and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_) (enclosures – preliminary AV, draft 2026 Budget, and Resolutions).
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- I. Review and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).
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- J. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Accountant or District Manager to file the Certification with the Board of County Commissioners and other interested parties.
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- K. Consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget for November 5, 2026, at 5:00 p.m., to be held via videoconference.
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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”).
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1. Report from Drainage Committee (Directors Ward and Myers) regarding Tract A.
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- B. Discuss HB25-1090 compliance related to professional services provider engagements.
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- C. Discuss and consider adoption of Resolution Adopting Parking Rules and Regulations (enclosure – draft Resolution).
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#### V. OPERATIONS / COVENANT ENFORCEMENT / DESIGN REVIEW

- A. Community Manager’s Report / Violation Report.
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B. Report from Landscape Committee (Directors Harris and Ward).

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1. Review and consider approval of a Task Order under the Master Service Agreement for Landscape Maintenance and Snow Removal Services between the District and BrightView Landscape Services, Inc. for 2026 landscape services (enclosure).

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2. Review and consider approval of a Task Order under the Master Service Agreement for Landscape Maintenance and Snow Removal Services between the District and BrightView Landscape Services, Inc. for 2026 snow removal services (enclosure).

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3. Discuss replacement of dead plant material within the District and authorize necessary actions in connection therewith.

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C. 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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VI. OTHER BUSINESS

A. \_\_\_\_\_

VIII. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.