

NOTICE OF A SPECIAL MEETING AND AGENDA
VILLAS METROPOLITAN DISTRICT

Wednesday, April 8, 2026
10:00 A.M.

Join Zoom Meeting

<https://us06web.zoom.us/j/84596522287?pwd=s3wD7KbNdZOC1ri0DICc8HleoB226c.1>

Meeting ID: 845 9652 2287

Passcode: 033581

Call: 1-720-707-2699

New Website:

<https://www.villasmetrodistrict.org/>

Board of Directors:	Office:	Term Expires:
Tamara Henkels	Secretary	2027
Vacant	Vacant	2029
David Cage	Director	2027
Brown Moore	President	2027
Terry Fraser	Treasurer	2029

1. ADMINISTRATIVE MATTERS

- a. Call to Order/Declaration of Quorum
- b. Director Conflict of Interest Disclosures
- c. Approval of Agenda

2. PUBLIC COMMENT– Members of the public may express their views to the Board on matters that affect the District. Comments may be limited to three (3) minutes per person at the discretion of the Board.

3. ELECTION OF OFFICERS

4. DIRECTOR ORIENTATION

5. MANAGEMENT MATTERS

- a. Discuss Proposals for Additional Fence Work in 2026 (if available)
- b. Consider Proposals for Trash and Recycling and Discuss Status of Current Independent Contractor Agreement with Republic Services, Inc. (Term Ends June 30, 2026 – Notice Provision Requirements) Republic Services, Inc.; HSB; 5280 Waste Solutions and Waste Management (**enclosures**)
- c. Consider Proposal for New Pet Waste Stations (**enclosure**)
- d. Discuss Date for Spring Community Inspection with EDI
- e. Consider Appointment to the ARC Committee

6. MANAGEMENT TRANSITION UPDATE BY WESTWIND

- a. Administrative/Management
 - i. Common Property General Operations & Expectations

- ii. Communication with Board & Management & Homeowners and Vendors
 - iii. Maintenance / Work Orders Process
 - iv. Architectural Review Process
 - v. District Website – Westwind Management Contact Information and Web Forms
 - vi. Emergency After Hours Process/ Discussion
 - vii. Board & Community Reference Sheet and Emergency Response Information
 - viii. Insurance Policy Review
 - ix. Attorney – Manager Relationship/Roles (**2026 Annual Administrative Resolution Enclosure**)
- b. Vendor Services
 - i. Upcoming Projects Discussion
 - c. Accounting
 - i. 2026 Budget
 - ii. ACH for Management Fees
 - iii. Confirm Timing of Bill Runs, Signors and Discuss Online Approval Cards
 - iv. Board Online Invoice Approval Training
 - d. Records and Documents
 - i. Urgent items to locate in records, if any
 - ii. Anticipated timing for onboarding of records by Client Documentation Admin
 - e. Other Transition Matters

7. LEGAL MATTERS

- a. Discuss Fence Ownership Throughout the Community
- b. Discuss Remaining Vacant Board Position
- c. Discuss New Website www.villasmetrodistrict.org

8. 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 special agenda by any Board member. Items on the consent agenda are then voted on by a single motion, seconded, and voted by the Board

- a. Approval of March 3, 2026 Special Minutes (**enclosure**)
- b. Ratify Third Addendum to Independent Contractor Agreement with EDI for Second Winter Watering (**enclosure**)
- c. Ratify Independent Contractor Agreement with Everline Coatings for Additional Painting (**enclosure**)
- d. Ratify Independent Contractor Agreement with Streamline for Website (**enclosure**)
- e. Ratify First Amendment and Second Amendment to Contractor Agreement with Fencing Consultant Services, Inc. for Fencing Replacement (**enclosures**)

9. **OTHER MATTERS** - Other Business – Next Regular Meeting April 21, 2026

10. **ADJOURNMENT**

2026 Regular Meeting Dates:

April 21st, May 19th, July 21st, August 18th, October 20th and December 1st

2026 Annual Meeting Date:

December 1st