NOTICE OF A REGULAR MEETING AND AGENDA
VILLAS METROPOLITIAN DISTRICT
TUESDAY, MAY 19, 2026
5:30 PM
Join Zoom Meeting
https://us06web.zoom.us/j/82735368312?pwd=GKmRXBVLgrpJoe5jx5OdsTCNrPx45N.1

Meeting ID: 827 3536 8312
Passcode: 265955
1-720-707-2699

Brown Moore, President	Term to 2029
Terry Fraser, Treasurer	Term to 2029
David Cage, Assistant Treasurer	Term to 2027
Tamara Henkels, Secretary	Term to 2027
Vacant	Term to 2029

1. ADMINISTRATIVE MATTERS:

- **a.** Call to Order/Declaration of Quorum
- **b.** Director Conflict of Interest Disclosures
- **c.** Approval of Agenda
- **d.** Excusal of Absences, if any

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

3. FINANCIAL MATTERS:

- a. Review and Consider Acceptance of February Financial Statement (**enclosure**)

4. LANDSCAPE MATTERS:

- a. Discuss Landscaping Report from Environmental Designs, LLC ("EDI"), if available
- b. Consider Approval of Proposal from EDI for Summer Turf Replacement (**enclosure**)
- c. Consider Approval of Proposal from EDI for Tree Replacement **(enclosure)**
- d. Discuss Spring Community Inspection with EDI on May 1, 2026

5. MANAGEMENT MATTERS

a. Discuss Owner's Request to Move Sign **(enclosure)**

b. Discuss Status of Independent Contractor Agreement with Waste Management

c. Consider Approval of Pet Waste Stations Proposals **(enclosure)**

d. Consider Approval of Bulletin Board Proposals **(enclosure)**

e. Management Report – Transition Process Update **(enclosure)**

f. Consider Appointments to the ARC Committee

g. Update on Phase 1 – Section 1 Fencing and Completing of Construction Contract Requirements

h. Discuss Status of Reserve Study

6. COVENANT ENFORCEMENT AND COLLECTION MATTERS

a. Discuss Covenant Enforcement Violations (**to be distributed**)

b. Discuss Status of Collection Matters (**to be distributed**)

7. LEGAL MATTERS:

a. Discuss Remaining Vacant Board Position

b. Consider Approval of Resolution Designing Meeting Notice Posting Location (**enclosure**)

c. Consider Approval of a Procurement Policy **(enclosure)**

d. Update on Phase 1 Fencing with Pillars – Ownership and Maintenance Discussion

e. Discuss Phase 2 Fencing

f. Discuss Ownership Map **(enclosure)**

g. Update on Status of Draft Amended and Restated Residential Improvement Guidelines and Site Restrictions

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

a. Approval of April 21, 2026 Minutes (**enclosure**)

b. Ratify Independent Contractor Agreement with Waste Management for Trash and Recycling Services (**enclosure**)

c. Approval of May 1, 2026 Special Minutes (**enclosure**)

9. OTHER MATTERS – Other Business – Next Regular Meeting July 21, 2026

10. ADJOURNMENT