

**VILLAGE CENTER METROPOLITAN DISTRICT
NOTICE OF REGULAR BOARD MEETING AND AGENDA**

October 21, 2025, at 4:00 PM (MST)

Serranos Coffee Company
625 W. Highway 105
Monument, CO 80132
and

This meeting will be held via teleconferencing and can be joined through the directions below:

Please join meeting from your computer, tablet, or smartphone.

<https://video.cloudoffice.avaya.com/join/869337137>

You can also dial in using your phone.

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 869337137

Public Invited to Attend

Board of Directors	Title	Term Expiration
Forrest Hindley	President	May 2027
Tim Hartje	Treasurer/Assistant Secretary	May 2029
Karen Lusby	Secretary	May 2029
Cissy Schat-Wilk	Director	May 2027
Joel Lusby	Vice President	May 2029

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Approval of Meeting Minutes**
 - Review and consider approval of September 23, 2025, Regular Board Meeting Minutes (enclosure)
- 5. Financial Matters**
 - Consider approval of Unaudited Financial Statements as of September 30, 2025 (enclosure)
 - Ratify and consider approval of Payables through October 21, 2025 (enclosure)
 - Consider approval of bond payment transfer to BOK
- 6. Management Matters**
 - Reserve room at Serranos Coffee Shop for 2026

- b. 2026 Annual Meeting - postcards

7. Legal Matters

8. New Business

- a. Discuss and consider authorizing the District to become a member of the Special District Association (SDA) (under separate cover)
- b. Discuss and consider approval of a Resolution authorizing the District to bind insurance coverage with the Colorado Special Districts Property and Liability Pool and enter into an Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool, as amended September 14, 2022 (under separate cover)
- c. Review and consider approval of 2026 Backyard Bomb Squad Pet Waste Removal contract (under separate cover)
- d. Review and consider approval of Brightview Snow Removal Contract (under separate cover)

9. Old Business

- a. Brightview 2026 maintenance contract
- b. Alternative mowing schedule
- c. Status update on Town of Monument street maintenance

10. Public Comment

Items not on the Agenda Only. Comments are limited to 3 minutes per person and taken in the order in which they appear.

11. Adjourn

- a. Next meeting date – November 18, 2025 at 4 pm, at Serranos Coffee Company.



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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
VILLAGE CENTER METROPOLITAN DISTRICT
HELD SEPTEMBER 23, 2025
AT 4:00 P.M.**

Pursuant to posted notice, the regular meetings of the Board of Directors of the Village Center Metro District was held on September 23, 2025 at 4:00 p.m. at the Serranos Coffee Company – 625 W. Highway 105, Monument, CO 80132 and via tele/videoconference.

Attendance:

In attendance were Directors:

Forrest Hindley	President
Tim Hartje	Treasurer/Assistant Secretary
Karen Lusby	Secretary
Joel Lusby	Vice President
Cissy Schat-Wilk	Director

Also, in attendance were:

Beth Diana	WSDM Managers
Rebecca Harriss	WSDM Managers (virtually)

1. Call to Order

President Hindley called the meeting to order at 4:05 pm.

2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures

Each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. No additional disclosures were noted.

3. Approval of the Agenda

Director Joel Lusby moved to approve the agenda as amended, including adding 2026 Budget considerations, winterization, and erosion repair under Management Matters and adding landscape repair and maintenance under New Business; seconded by Director Hartje. Motion passed unanimously.

4. Approval of August 19, 2025 Regular Meeting Minutes

After review, Director Karen Lusby moved to approve the meeting minutes as presented; seconded by Director Joel Lusby. Motion passed unanimously.

5. Financial Matters

a. Consider approval of Unaudited Financial Statements as of August 31, 2025

President Hindley presented the unaudited financials. Discussion was had about voles and treatment. Director Karen Lusby moved to approve the unaudited financials as presented; seconded by Director Joel Lusby. Motion passed unanimously.

- b. Ratify and consider approval of Payables through September 23, 2025
Ms. Diana requested the addition of a Brightview maintenance invoice for \$248.07, and July pledged revenue for \$7,371.45 for a revised payables total of \$33,338.26. Director Hartje moved to approve the payables as amended; seconded by Director Joel Lusby. Motion passed unanimously.

- c. BOK Bond Payment Transfer
This item was considered and approved as part of the payables in item 5.b.

6. Management Matters

- a. CSD Pool application
Ms. Diana reviewed the benefits of CSD Pool insurance coverage with the Board. Ms. Diana stated she would send a comparison of the current insurance and CSD Pool to the Board before the next Board Meeting. Director Joel Lusby will reach out to CSD Pool with any questions.
- b. Budget Hearing and Budget Amendment – November
The Board agreed to have the budget and amendment hearing at the November 18, 2025 Board Meeting.
- c. General budget considerations
President Hindley requested board input on 2026 budget expenditures. Directors Schat-Wilk and Karen Lusby proposed landscape improvement projects. Director Karen Lusby requested proposals before budget approval. Discussion was had about detention pond maintenance.
- d. Gmail accounts
Discussion was had about Board Members creating gmail accounts.
- e. Winterization
President Hindley notified the Board that the irrigation system would be winterized on October 6. Director Joel Lusby inquired about shutting off the system sooner. President Hindley addressed.
- f. Erosion Repair
President Hindley presented a \$996.55 proposal from Brightview Landscaping for erosion repair in the Filing 3 Park, along with several other repair options. He recommended budgeting for a permanent fix in spring 2026. Director Karen Lusby requested more detailed invoices. President Hindley addressed. Director Joel Lusby moved to approve the repair; seconded by Director Karen Lusby. Motion passed unanimously.

7. Legal Matters

No discussion.

8. New Business

- a. Review and consider approval of the Barnhardt Pump – irrigation filter replacement proposal
After discussion, Director Hartje moved to ratify the approval of the irrigation filter replacement proposal; seconded by Director Karen Lusby. Motion passed unanimously.

- b. Landscape repairs and maintenance
President Hindley presented the proposed 2026 Brightview maintenance contract and simplified mowing schedule to the Board and requested Board feedback for the November Board Meeting. Director Karen Lusby requested that the proposal include deep tree watering and fertilization. Director Joel Lusby requested tree trunk protection from weed whacking. President Hindley stated he would follow up with Brightview on these items and inquire about tree wrapping. Directors Hartje and Joel Lusby inquired about the services table. President Hindley addressed.

9. Old Business

- a. Alternative mowing schedule
Simplified mowing schedule discussed under 8.b.
- b. Status update on Town of Monument street maintenance
President Hindley informed the Board that he spoke with the Town's Finance Director, who stated the Town's Attorney had not yet made a decision. Per the Finance Director, the District is not considered overdue. President Hindley also discussed a proposed Town ordinance change with the Board.

10. Public Comment

No comments or discussion.

11. Adjournment:

Director Joel Lusby moved to adjourn the meeting at 5:46 p.m.; seconded by Director Hartje. Motion passed unanimously.

- a. Next Regular Meeting scheduled: October 21, 2025, at 4 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 23, 2025, REGULAR MEETING MINUTES OF THE VILLAGE CENTER METROPOLITAN DISTRICT.

Approved by: Secretary of the Board



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Village Center Metropolitan District

Balance Sheet

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Integrity Bank - General Fund	81,654.20
Integrity Bank - Bond Fund	4,254.81
BOK Financial	432,833.48
Total Checking/Savings	518,742.49
Accounts Receivable	
Accounts Receivable	3,670.50
Total Accounts Receivable	3,670.50
Other Current Assets	
Suspense	6,664.26
Total Other Current Assets	6,664.26
Total Current Assets	529,077.25
TOTAL ASSETS	529,077.25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	13,537.52
Total Accounts Payable	13,537.52
Total Current Liabilities	13,537.52
Total Liabilities	13,537.52
Equity	
Fund Balance - Debt	54,848.40
Fund Balance - O&M	107,754.47
TABOR	6,500.00
Retained Earnings	-4,635.93
Net Income	351,072.79
Total Equity	515,539.73
TOTAL LIABILITIES & EQUITY	529,077.25

Village Center Metropolitan District

Profit & Loss Budget vs. Actual

January through September 2025

General Fund

	TOTAL								
	Sep 25	Budget	\$ Over Budget	% of Budget	Jan - Sep 25	Budget	\$ Over Budget	% of Budget	Total Budget
Ordinary Income/Expense									
Income									
CY Property Tax	1,006.81	18,745.83	-17,739.02	5.37%	223,323.49	168,712.51	54,610.98	132.37%	224,950.00
Specific Ownership Tax	1,864.98	1,312.17	552.81	142.13%	16,001.05	11,809.49	4,191.56	135.49%	15,746.00
Delinquent Interest	38.20				105.60				
Tax Abatement	0.00				-25.05				
Interest Abatement	0.00				-2.50				
Total Income	2,909.99	20,058.00	-17,148.01	14.51%	239,402.59	180,522.00	58,880.59	132.62%	240,696.00
Expense									
General & Administrative									
Accounting	0.00	800.00	-800.00	0.0%	0.00	7,200.00	-7,200.00	0.0%	9,600.00
Contingency	0.00	1,011.25	-1,011.25	0.0%	11,302.76	9,101.25	2,201.51	124.19%	12,135.00
District Management	2,000.00	2,000.00	0.00	100.0%	18,000.00	18,000.00	0.00	100.0%	24,000.00
Election Expense	0.00	833.33	-833.33	0.0%	1,397.45	7,500.01	-6,102.56	18.63%	10,000.00
Insurance	0.00	666.66	-666.66	0.0%	6,545.32	6,000.02	545.30	109.09%	8,000.00
Legal	280.00	1,000.00	-720.00	28.0%	3,067.00	9,000.00	-5,933.00	34.08%	12,000.00
Miscellaneous	31.20	83.33	-52.13	37.44%	1,233.66	750.01	483.65	164.49%	1,000.00
Treasurer Collection Fee	15.68	281.17	-265.49	5.58%	3,351.07	2,530.49	820.58	132.43%	3,374.00
Total General & Administrative	2,326.88	6,675.74	-4,348.86	34.86%	44,897.26	60,081.78	-15,184.52	74.73%	80,109.00
Operations & Maintenance									
Landscape - Contract	3,479.24	3,916.67	-437.43	88.83%	31,313.16	35,249.99	-3,936.83	88.83%	47,000.00
Landscape Repairs & Maintenance	1,595.76	3,750.00	-2,154.24	42.55%	49,826.96	33,750.00	16,076.96	147.64%	45,000.00
Landscape Replacement - HWY 105	0.00	8,333.33	-8,333.33	0.0%	100,000.00	74,999.98	25,000.02	133.33%	100,000.00
Pest Control	0.00	300.00	-300.00	0.0%	2,400.00	2,700.00	-300.00	88.89%	3,600.00
Pet Station & Removal	735.00	735.00	0.00	100.0%	6,635.00	6,615.00	20.00	100.3%	8,820.00
Snow Removal	0.00	1,666.67	-1,666.67	0.0%	1,991.41	14,999.99	-13,008.58	13.28%	20,000.00
Street Repairs & Maintenance	0.00	2,500.00	-2,500.00	0.0%	0.00	22,500.00	-22,500.00	0.0%	30,000.00

Village Center Metropolitan District

Profit & Loss Budget vs. Actual

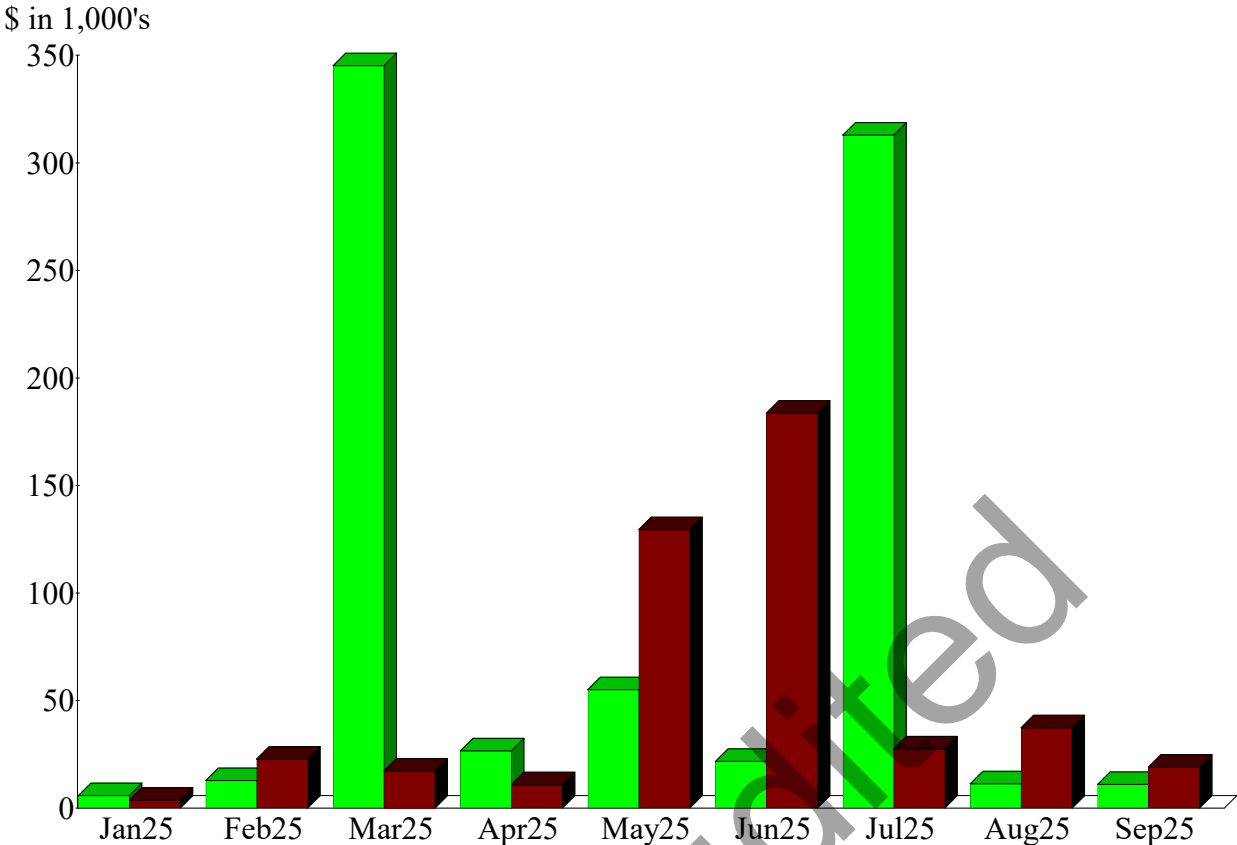
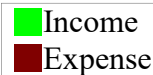
January through September 2025

					TOTAL				
	Sep 25	Budget	\$ Over Budget	% of Budget	Jan - Sep 25	Budget	\$ Over Budget	% of Budget	Total Budget
Utilities									
Electricity	1,370.95	1,250.00	120.95	109.68%	15,366.64	11,250.00	4,116.64	136.59%	15,000.00
Water & Sewer	9,630.56	1,833.33	7,797.23	525.3%	30,715.40	16,500.01	14,215.39	186.15%	22,000.00
Total Utilities	11,001.51	3,083.33	7,918.18	356.81%	46,082.04	27,750.01	18,332.03	166.06%	37,000.00
Total Operations & Maintenance	16,811.51	24,285.00	-7,473.49	69.23%	238,248.57	218,564.97	19,683.60	109.01%	291,420.00
Total Expense	19,138.39	30,960.74	-11,822.35	61.82%	283,145.83	278,646.75	4,499.08	101.62%	371,529.00
Net Ordinary Income	-16,228.40	-10,902.74	-5,325.66	148.85%	-43,743.24	-98,124.75	54,381.51	44.58%	-130,833.00
Other Income/Expense									
Other Income									
Other Income									
Interest Income	88.02	233.33	-145.31	37.72%	1,373.90	2,100.01	-726.11	65.42%	2,800.00
Total Other Income	88.02	233.33	-145.31	37.72%	1,373.90	2,100.01	-726.11	65.42%	2,800.00
Total Other Income	88.02	233.33	-145.31	37.72%	1,373.90	2,100.01	-726.11	65.42%	2,800.00
Net Other Income	88.02	233.33	-145.31	37.72%	1,373.90	2,100.01	-726.11	65.42%	2,800.00
Net Income	-16,140.38	-10,669.41	-5,470.97	151.28%	-42,369.34	-96,024.74	53,655.40	44.12%	-128,033.00

Village Center Metropolitan District
Profit & Loss Budget vs. Actual
January through September 2025
Debt Service Fund

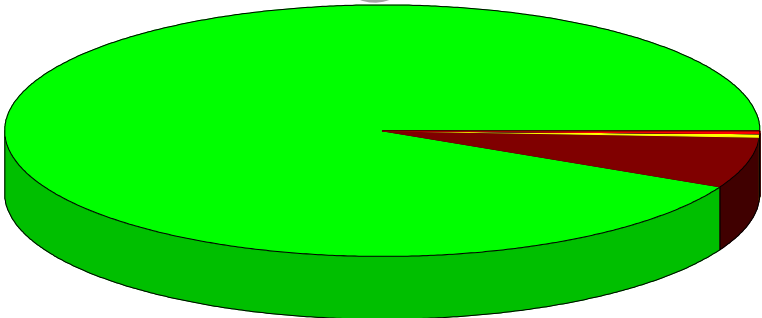
					TOTAL				
	Sep 25	Budget	\$ Over Budget	% of Budget	Jan - Sep 25	Budget	\$ Over Budget	% of Budget	Total Budget
Ordinary Income/Expense									
Income									
CY Property Tax	2,349.21	43,740.17	-41,390.96	5.37%	521,088.09	393,661.49	127,426.60	132.37%	524,882.00
Specific Ownership Tax	4,351.62	3,730.58	621.04	116.65%	37,335.75	33,575.26	3,760.49	111.2%	44,767.00
Delinquent Interest	89.15				246.38				
Tax Abatement	0.00				-58.45				
Interest Abatement	0.00				-5.84				
Total Income	6,789.98	47,470.75	-40,680.77	14.3%	558,605.93	427,236.75	131,369.18	130.75%	569,649.00
Expense									
Bond Expense									
Bond Payment	0.00	46,564.67	-46,564.67	0.0%	158,500.00	419,081.99	-260,581.99	37.82%	558,776.00
Trustee Fee	0.00				2,500.00				
Total Bond Expense	0.00	46,564.67	-46,564.67	0.0%	161,000.00	419,081.99	-258,081.99	38.42%	558,776.00
General & Administrative									
Miscellaneous	0.00	250.00	-250.00	0.0%	0.00	2,250.00	-2,250.00	0.0%	3,000.00
Treasurer Collection Fee	36.58				7,819.19				
Total General & Administrative	36.58	250.00	-213.42	14.63%	7,819.19	2,250.00	5,569.19	347.52%	3,000.00
Total Expense	36.58	46,814.67	-46,778.09	0.08%	168,819.19	421,331.99	-252,512.80	40.07%	561,776.00
Net Ordinary Income	6,753.40	656.08	6,097.32	1,029.36%	389,786.74	5,904.76	383,881.98	6,601.23%	7,873.00
Other Income/Expense									
Other Income									
Other Income									
Interest Income	1,327.70				3,655.39				
Total Other Income	1,327.70				3,655.39				
Total Other Income	1,327.70				3,655.39				
Net Other Income	1,327.70	0.00	1,327.70	100.0%	3,655.39	0.00	3,655.39	100.0%	0
Net Income	8,081.10	656.08	7,425.02	1,231.73%	393,442.13	5,904.76	387,537.37	6,663.14%	7,873.00

Income and Expense by Month
January through September 2025

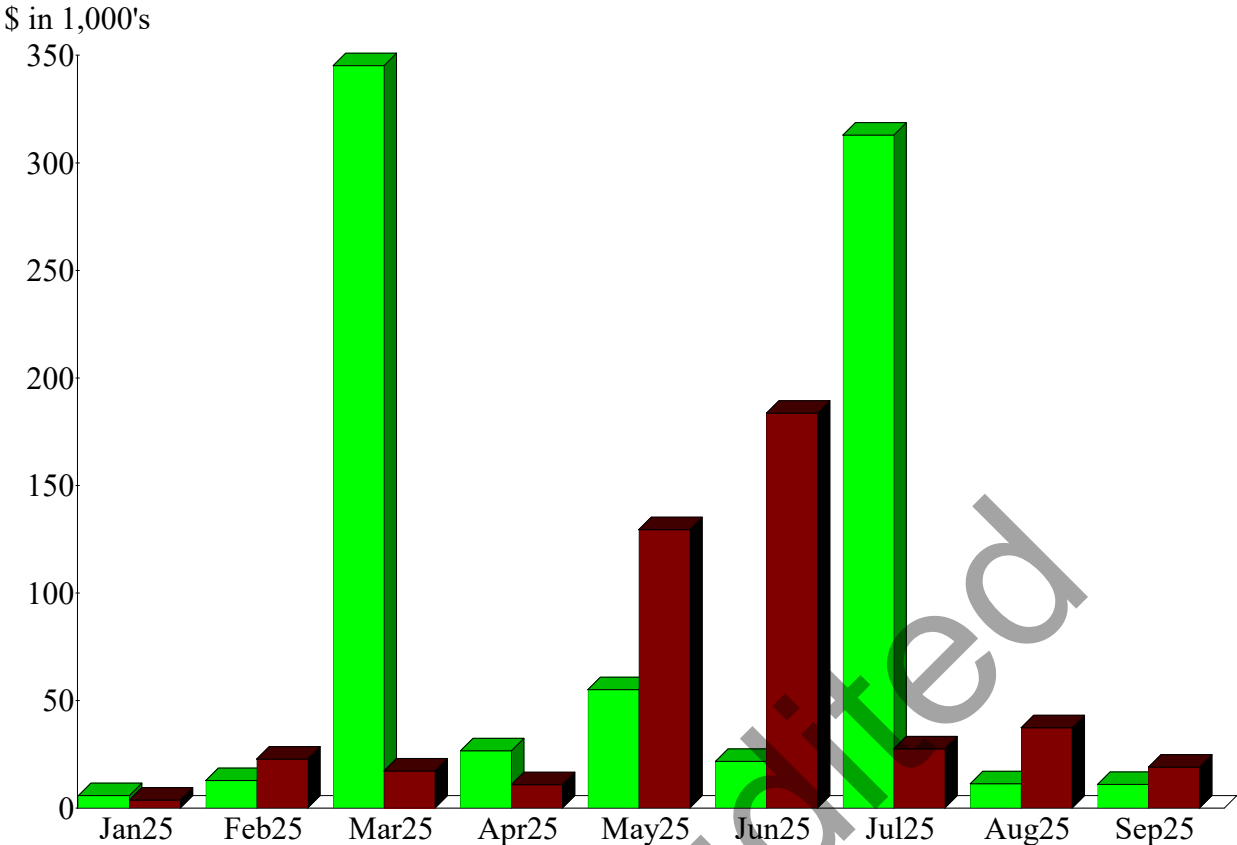
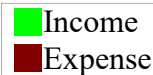


Income Summary
January through September 2025

CY Property Tax	92.69%
Specific Ownership Tax	6.64
Other Income	0.63
Delinquent Interest	0.04
Tax Abatement	\$-83.50
Interest Abatement	\$-8.34
Sub-Total	\$803,037.81

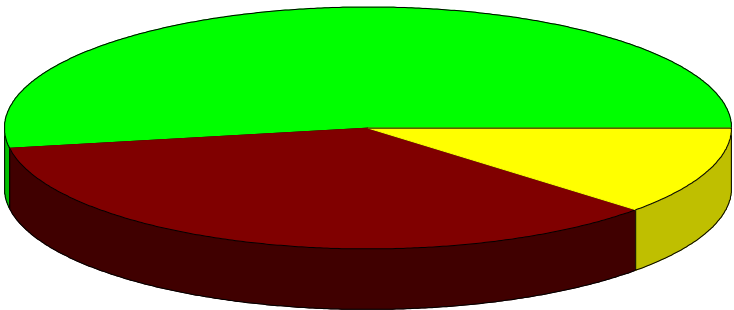


Income and Expense by Month January through September 2025



Expense Summary January through September 2025

Operations & Maintenance	52.71%
Bond Expense	35.62
General & Administrative	11.66
Total	\$451,965.02





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Village Center Metropolitan District

Payment Request

10/21/2025

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Backyard Bomb Squad	21806	10/1/2025	\$ 735.00	Monthly
Barnhart Pump Co.	26293	10/6/2025	\$ 522.14	
Brightview - Contract	9522707	10/1/2025	\$ 3,479.24	Monthly
Brightview - Maintenance	9537402	10/3/2025	\$ 996.55	
Brightview - Maintenance	6386213	9/23/2025	\$ 248.07	
Brightview - Maintenance	6377677	9/15/2025	\$ 351.14	
Icenogle Seaver Pogue	28471	9/30/2025	\$ 280.00	
Mountain View Electric Association - Pump	Waiting on Oct. Invoice			Monthly (auto-draft)
Mountain View Electric Association - Street Lights	Waiting on Oct. Invoice			Monthly (auto-draft)
Woodmoor Water & Sanitation District No. 1	93025	9/30/2025	\$ 9,630.56	Monthly (auto-draft)
WSDM Managers	1043	9/30/2025	\$ 2,031.20	Monthly
TOTAL			\$ 18,273.90	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
BOK	101025	10/10/2025	\$ 4,217.33	Sept. Pledged Revenue
TOTAL			\$ 4,217.33	

Total Payables: \$ 22,491.23

_____, President

Integrity Bank Checking Balance	\$	88,935.87
Less this month's payables	\$	(22,491.23)
Bank Balance after payables	\$	66,444.64

Added at Board Meeting