VILLAGE CENTER METROPOLITAN DISTRICT
NOTICE OF REGULAR BOARD MEETING AND AGENDA

June 17, 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
Access Code: 869337137

Public Invited to Attend

Board of Directors	Title	Term Expiration
Forrest Hindley	President	May 2027
Tim Hartje	Treasurer	May 2029
Karen Lusby	Assistant Secretary	May 2029
Cissy Schat-Wilk	Director	May 2027
Joel Lusby	Director	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**
    a. Review and consider approval of May 27, 2025, Regular Board Meeting Minutes (enclosure)

5. **Financial Matters**
    a. Consider approval of Unaudited Financial Statements as of May 31, 2025 (under separate cover)
    b. Ratify and consider approval of Payables through June 17, 2025 (under separate cover)

6. **Management Matters**
    a. Audit presentation delay

7. **Legal Matters**

8. **New Business**

9. Old Business

a. Playground equipment repairs
b. Other maintenance projects

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 – July 15, 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 MAY 27, 2025
AT 4:00 PM

Pursuant to posted notice, the regular meetings of the Board of Directors of the Village Center Metro District was held on May 27, 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
Karen Lusby	Secretary
Vacant	Director
Vacant	Director

Also in attendance were:

Beth Diana	WSDM District Managers
Rebecca Harris	WSDM District Managers
Cissy Schat-Wilk	Resident

1. Call to Order
   President Hindley called the meeting to order at 4:02 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. Appointment of Directors
   After discussion, Director Lusby moved to appoint Joel Lusby and Vonda "Cissy" Schat-Wilk to the Board of Directors; seconded by Director Hartje. Motion passed unanimously.

4. Appointment of Officers
   After discussion, Director Hartje moved to appoint Forrest Hindley as President, Tim Hartje as Treasurer, and Karen Lusby as Secretary; seconded by Director Lusby. Motion passed unanimously.

5. Approval of the Agenda
   Director Lusby moved to approve the agenda as amended, to include the removal of item 10.b Virtual Meeting; seconded by Director Hartje. Motion passed unanimously.

6. Approval of April 15, 2025 Regular Meeting Minutes
   After review, Director Lusby moved to approve the meeting minutes as presented; seconded by Director Hartje. Motion passed unanimously.

7. Financial Matters
   a. Consider approval of Unaudited Financial Statements as of April 30, 2025
      President Hindley requested that District Management modify the last column of the financials. Ms. Diana stated they would look into it. Ms. Diana informed the Board that a note explaining the unusually high legal and utilities expenditures would be added to the financials prior to their publication on the website. After discussion, Director Lusby moved to approve the financials as presented; seconded by Director Hartje. Motion passed unanimously.
   b. Ratify and consider approval of Payables through May 27, 2025
      Director Hartje requested clarification on the MVEA invoice. Ms. Diana stated she would contact MVEA. President Hindley updated the Board on the pest management process with Castle Rock Pest Control and notified the Board that residents should contact District Management with any concerns. The Board requested that the Brightview irrigation invoice in the amount of $4,425.60 be moved from the Highway 105 Project expense line item to maintenance and repairs. Ms. Diana requested the addition of three payables to include Castle Rock Pest Control for $300, Brightview for $557.72, and Brightview for $280.80 for a revised payables total of $72,328.84. President Hindley requested District Management make a bond payment of $56,000 to BOK. After discussion, Director Lusby moved to approve the payables as amended; seconded by Director Hartje. Motion passed unanimously.

8. Management Matters
   Ms. Diana notified the Board that the auditors will be presenting at the June 17 Board Meeting. Ms. Diana requested that each Board Member complete a new conflict of interest disclosure form, updated the Board on the status of the trash can order, and notified the Board that a signature from the Secretary of the Board would be requested on the minutes. The Board discussed the possibility of opening a money market or savings account to potentially earn interest on available funds. After reviewing the current financial situation, the Board concluded that the account balance would be insufficient to generate meaningful interest. Discussion was had about detention pond inspections. President Hindley informed that Board that inspections were not required per previous discussions with the Town of Monument.
   a. Accessibility
      Ms. Diana updated the Board on the potential change in the State's accessibility requirements.
   b. Insurance premium payments
      The Board discussed paying the balance of the Liberty Mutual Insurance premium to avoid paying a monthly service charge. Director Lusby moved to pay the balance of the premium; seconded by Director Hartje. Motion passed unanimously.

9. Legal Matters
   No discussion.

10. New Business
    a. Discuss and approve using the free State Internet Portal Authority (SIPA) for the District's website
       Ms. Diana and Ms. Harris explained the benefits of SIPA hosting the District's website. After discussion, Director Lusby moved to approve using SIPA to host the Districts website; seconded by Director Hartje. Motion passed unanimously.

11. Old Business
    Discussion was had about the status of Highway 105 project, Knollwood/Cipriani project, and northwest corner of Morning Canyon and Gold Canyon project. President Hindley stated he would follow up with Brightview to request bids for the landscape projects.
    a. Playground equipment repairs
       President Hindley updated the Board on the status of the playground equipment proposal.
    b. Virtual meeting
       No discussion.

12. Public Comment
    No comments or discussion.

13. Adjournment:

    Director Hartje moved to adjourn the meeting at 5:08 p.m.; seconded by Director Lusby. Motion passed unanimously.

    a. Next Regular Meeting scheduled: June 12, 2025, at 6 p.m.

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 27, 2025, REGULAR MEETING MINUTES OF THE VILLAGE CENTER METROPOLITAN DISTRICT.

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Approved by: Secretary of the Board