



**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
VILLAGE CENTER METROPOLITAN DISTRICT
HELD MARCH 25, 2025, AT 4:00 PM**

Pursuant to posted notice, a regular meeting of the Board of Directors (the “Board”) of the Village Center Metropolitan District (the “District”) was held on Tuesday, March 25, 2025, at 4:00 PM, at Serranos Coffee Company, 625 W. Highway 105, Monument CO, 80132 and via tele/videoconference at <https://video.cloudoffice.avaya.com/join/869337137>.

Attendance:

Directors In Attendance:

Forrest Hindley, President

Tim Hartje, Treasurer

Karen Lusby, Assistant Secretary

Directors Absent

Cissy Schat-Wilk, Secretary (excused)

Also in attendance were:

Rebecca Harris, WSDM Managers

1. Call to Order/Declaration of Quorum: President Hindley called the meeting to order at 4:10 p.m. and declared a quorum was present.
2. Conflict of Interest Disclosures: President Hindley confirmed there were no additional conflicts of interest to disclose.
3. Approval of Agenda
 - a. Ms. Harris recommended adding Backyard Bomb Squad’s request for an additional waste can to New Business. President Hindley also recommended adding trash in common spaces and truck marks in lower detention ponds to New Business. After review, Director Lusby motioned to approve the agenda as amended, seconded by Director Hartje. Motion passed unanimously.
4. Approval of Meeting Minutes
 - a. Approval of February 11, 2025 Board Meeting Minutes and the February 11, 2025 Annual Meeting Minutes.
After review, Director Hartje motioned to approve the minutes as presented, seconded by Director Lusby. Motion passed unanimously.
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of February 28, 2025
President Hindley presented the Unaudited Financial Statements. Discussion was had regarding the formatting of the annual budget. Ms. Harris advised that QuickBooks cannot provide the desired format and offered additional options. President Hindley informed the Board that legal and electricity services invoices were being sent to the previous management company. As a

result, these 2024 expenses will be paid in 2025, causing the year-to-date budget amounts to appear higher than they should be. Ms. Harris advised that Ms. Diana could provide additional reporting to explain bills currently paid for past due amounts. Ms. Harris stated she would speak to the auditor to determine if an adjusted journal entry would be needed. Motion to approve unaudited financials was made by Director Lusby, seconded by Director Hartje. Motion passed unanimously.

b. Ratify and consider Approval of Payables through March 25, 2025

After review and discussion, Director Hartje motioned to approve the payables as amended, seconded by Director Lusby. Motion passed unanimously.

6. Management Matters

Election update

- a. Ms. Harris stated that Director Lusby would be sent an oath of affirmation by May 6th to sign ahead of her excused absence for May.

7. Legal Matters

- a. Review and consider adoption of Cancellation of Election and Declaration Deeming Candidates Elected Board of Directors Resolution

After review and discussion Director Hartje motioned to approve the resolution, seconded by Director Lusby. Motion passed unanimously.

8. New Business

- a. Backyard Bomb Squad Request

President Hindley notified the Board that Backyard Bomb Squad recommended an additional dog waste can and a monthly maintenance cost of \$22. After discussion President Hindley resolved he would contact Classic Homes and ask them to take on the cost of the additional waste can and maintenance costs.

- b. Truck tracks in the lower detention pond

President Hindley updated the Board that MasTek, a Comcast subcontractor, will fix all damage to the area, including tread marks, re-seeding the damaged area, and fixing all broken irrigation lines.

- c. Trash in Common Spaces

President Hindley notified the Board that BrightView has a new account manager. President Hindley notified the Board that he would coordinate seasonal landscaping with the new account manager and water technician.

9. Old Business

- a. Virtual meetings

Discussion was tabled.

- b. Review and consider approval of playground inspection proposal

President Hindley notified the Board that BrightView would complete playground inspections and add new mulch to the playgrounds.

- c. Snow removal

President Hindley notified the Board that BrightView has been satisfactorily removing all snow from contracted areas.



10. Public Comment

No public comment.

11. Adjournment

Director Lusby motioned to adjourn the meeting at 5:16 p.m., seconded by Director Hartje. Motion passed unanimously.

- a. Next meeting date – April 15, 2025 at 4 pm, at Serranos Coffee Company.

Respectfully Submitted,
WSDM District Managers

Beth Diana

By: Recording Secretary