MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VILLAGE CENTER METROPOLITAN DISTRICT
HELD JUNE 17, 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 June 17, 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
Joel Lusby	Director
Cissy Schat-Wilk	Director (Joined virtually at 4:17 p.m.)

Also in attendance were:

Rebecca Harris	WSDM District Managers
Danielle Daigle-Chavez	WSDM District Managers

1. Call to Order
   President Hindley called the meeting to order at 4:12 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
   President Hindley requested that the agenda be amended to add item 5.c, BOK transfer. Director Hartje moved to approve the agenda, as amended, to add item 5.c, BOK Transfer; seconded by Director Karen Lusby. Motion passed unanimously.

4. Approval of May 27, 2025 Regular Meeting Minutes
   After review, Director Karen Lusby moved to approve the meeting minutes, as amended to include correction of the June meeting date and time; seconded by Director Hartje. Motion passed unanimously.

5. Financial Matters
   a. Consider approval of Unaudited Financial Statements as of May 31, 2025
      President Hindley presented the unaudited financials. After discussion, Director Joel Lusby moved to approve the financials as presented; seconded by Director Hartje. Motion passed unanimously.

b. Ratify and consider approval of Payables through June 17, 2025
Discussion was had about the BOK transfer. District Management explained the MVEA invoice. Director Karen Lusby moved to approve the payables as presented; seconded by Director Joel Lusby. Motion passed unanimously.

c. BOK Bond Payment Transfer
After discussion, Director Joel Lusby moved to approve a $20,662.16 transfer to BOK for the bond payment; seconded by Director Hartje. Motion passed unanimously.

6. Management Matters
   a. Audit presentation delay
   District Management informed the Board that the audit presentation had been rescheduled to July, as the necessary documentation from the previous management company had not yet been obtained.

7. Legal Matters
   Ms. Harris discussed the accessibility resolution that legal counsel would be preparing.

8. New Business
   President Hindley discussed concerns with the Brightview bids and shared a photo of damaged edging in Filing 3. Discussion was had about edging. Discussion was had about the ratification of costs and proposals.

9. Old Business
   a. Playground equipment repairs
   President Hindley presented the playground equipment repair proposal. Director Karen Lusby inquired about the useful life of the District's assets. Ms. Harris mentioned hiring a company to conduct a reserve study. Director Schat-Wilk moved to approve the playground proposal in the amount of $2,716.31; seconded by Director Hartje. Motion passed unanimously.
   b. Other maintenance projects
   President Hindley presented the proposal for landscape improvements on Cipriani Loop. Director Hartje moved to approve the proposal for Cipriani Loop in the amount of $11,241.79; seconded by Director Schat-Wilk. Motion passed unanimously. Director Hartje inquired about watering the park. President Hindley stated there was an issue with the wiring, which Brightview fixed.

10. Public Comment
    No comments or discussion.

11. Adjournment:

    Director Karen Lusby moved to adjourn the meeting at 5:15 p.m.; seconded by Director Schat-Wilk. Motion passed unanimously.

    a. Next Regular Meeting scheduled: July 15, 2025, at 4 p.m.

Beth Diana

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 17, 2025, REGULAR MEETING MINUTES OF THE VILLAGE CENTER METROPOLITAN DISTRICT.

Karen Lusby
Karen Lusby (Jul 28, 2025 15:47:02 MDT)
Approved by: Secretary of the Board

VCMD Meeting Minutes 06.17.2025 (Board Approved)

Final Audit Report 2025-07-28

Created:	2025-07-22
By:	Beth Diana (beth.d@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIfOCoMZ0Q9zeeYhdFgxW9gtGXqbD1Tf6

"VCMD Meeting Minutes 06.17.2025 (Board Approved)" History

Document created by Beth Diana (beth.d@wsdistricts.co)
2025-07-22 - 8:30:59 PM GMT

Document e-signed by Beth Diana (beth.d@wsdistricts.co)
Signature Date: 2025-07-22 - 8:31:45 PM GMT - Time Source: server

Document emailed to kzlusby@proton.me for signature
2025-07-22 - 8:31:46 PM GMT

Email viewed by kzlusby@proton.me
2025-07-28 - 9:45:45 PM GMT

Signer kzlusby@proton.me entered name at signing as Karen Lusby
2025-07-28 - 9:47:00 PM GMT

Document e-signed by Karen Lusby (kzlusby@proton.me)
Signature Date: 2025-07-28 - 9:47:02 PM GMT - Time Source: server

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2025-07-28 - 9:47:02 PM GMT