

VILLAS METROPOLITAN DISTRICT
NOTICE OF A REGULAR MEETING AND BUDGET HEARING AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Rodney Elmore	President	May 2023
Kathryn Witt	Treasurer	May 2023
Andrea Etchell	Secretary	May 2025
Cynthia Vinarski	Secretary	May 2025
Fred Blackmon	Secretary	May 2023

DATE: Tuesday, November 1, 2022

TIME: 11:00 a.m.

PLACE: All participation in this meeting will be via teleconferencing and can be joined by following the directions below:

<https://spencerfane.webex.com/spencerfane/j.php?MTID=m0e1770788357c6025ea94a7a5fd08f61>

Telephone: 1-650-479-3208; Access Code: 2593 244 9848

I. ADMINSTRATIVE MATTERS

- A. Call to Order
- B. Present Disclosures of Potential Conflicts of Interest
- C. Review and Approve the minutes of the June 7, 2022, August 2, 2022, and September 21, 2022 meetings

II. FINANCIAL MATTERS

- A. Consider ratification of payment of Claims
- B. Review and accept September 30, 2022 Financials
- C. Consider ratification of 2021 Audit filing
- D. Conduct Public Hearing on the proposed 2022 Amended Budget and consider adoption of Resolution to Adopt the 2022 Amended Budget, if necessary
- E. Conduct Public Hearing on the proposed 2023 Budget and consider adoption of Resolution to adopt the 2023 Budget, Set Mill Levies and Appropriate Sums of Money

III. LEGAL MATTERS

- A. Consider adoption of Exclusion of Workers Compensation Coverage
- B. Consider adoption of the 2023 Regular Election Resolution
- C. Consider approval of 2023 Annual Administrative Resolution, including meeting dates and times

IV. DIRECTOR MATTERS

- A. Discussion and follow-up regarding CoCal 2.5% letter and payments
- B. Discussion and follow-up regarding posting on website of previously approved District flag resolution not posted by Teleos

- C. Discussion and follow-up regarding process for enforcement of code and covenant violations and proper process to follow and party to contact (management company or Douglas County), including communication to residents regarding same
- D. Discuss Cardel maintenance/removal of weeds in Phase II common areas and lots
- E. Discuss status of ARC, and whether bylaws for the Board are necessary
- F. Discuss and consider whether bylaws for landscape committee are necessary (scope, responsibilities, authority, etc.)
- G. Discuss and consider approval of withholding a contracted company's invoiced payments or other recourse for unsatisfactory performance
- H. Discuss the use of email VillasMetropolitanDistrict@comcast.net verses any District email address with regard to Open Records Act
- I. Discuss process for MSI to communicate with District residents without email addresses
- J. Discuss 2023 Maintenance Season. Consider approval of bids.

V. MANAGEMENT MATTERS

- A. Discuss status of compliance items
- B. Discuss and ratify approval of 2022-2023 Snow Contract

VI. OTHER

VII. PUBLIC COMMENT: Members of the public may express their views to the Board on matters that affect the District that are not on the Agenda. Comments will be limited to three (3) minutes per person

VIII. ADJOURNMENT