

ASPEN PARK METROPOLITAN DISTRICT

2001 16th Street, Ste. 1700
Denver, CO 80202
Phone: 303-779-5710
www.aspenparkmetropolitandistrict.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, November 18, 2025

TIME: 10:00 a.m.

LOCATION: Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjkyOGE5YzgtNzdIMC00YmE5LWlxY2UtMzM4MmY3OTQ3NzI0%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d
To attend via telephone, dial 720-547-5281 and enter Conference ID: 911 927 179#

Board of Directors

Richard (Rick) Merkel
Michael Tamblyn
Roxan Rose
Vacant
Vacant

Office

President
Treasurer
Secretary

Term Expires

May, 2027
May, 2027
May, 2029
May, 2029
May, 2029

I. ADMINISTRATIVE MATTERS

- A. Call to order / Declaration of Quorum / Present disclosures of potential conflicts of interest.
- B. Confirm location of meeting, posting of meeting notices and approval of agenda.
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA - The items listed below are a group of items to be acted on with a single motion and vote by the Board. The Board has received the information on these matters prior to the meeting. An item may be removed from the consent agenda to the regular agenda, if desired, by any Board member. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.

- A. Approval of minutes from the August 19, 2025, regular board meeting (enclosure).

- B. Ratify approval of claims (enclosure).
- C. Approval of Special District Disclosure Notice pursuant to §32-1-809, C.R.S. (enclosure).
- D. 2026 services contracts:
 - 1. Approval of Second Addendum to Independent Contractor Agreement with EC Electrical Construction Company d/b/a Power Systems West (enclosure).
 - 2. Approval of Second Addendum to Independent Contractor Agreement with ProCam Services, Inc. – 2026 Fees (enclosure).
 - 3. Approval of Second Addendum to Independent Contractor Agreement with AlarmSpecialists, Inc. (enclosure).
 - 4. Approval of Agreement with Shirley Septic for 2026 (enclosure).

III. VILLAGES AT ASPEN PARK SHOPPING CENTER UPDATES

- A. Leasing status.

IV. LEGAL MATTERS

- A. Approval of WBA, PC Engagement Letter (enclosure).
- B. Consider adoption of the 2026 Annual Administrative Resolution (enclosure).

V. WATER RIGHTS UPDATE

- A. Review and consider approval of engagement letter from Balcomb & Green, P.C. as water rights legal counsel (enclosure).

VI. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2025 Unaudited Financial Statements, schedule of cash position and property tax schedule (enclosure).
- B. Review and acknowledge report from Arbitrage Compliance Specialists, Inc. (2020B Loan) (enclosure).
- C. Discuss the status of the loan amendment.
 - 1. Capital Project Status (enclosure).
- D. Conduct Public Hearing on 2025 Budget Amendment.
 - 1. Consider Adoption of Resolution Amending 2025 Budget (enclosure).
- E. Review and consider adoption of Resolution Adopting 2026 Schedule of Fees (enclosure).

- F. Conduct Public Hearing on 2026 Budget.
 - 1. Consider Adoption of Resolution Adopting 2026 Budget, Appropriating Sums of Money for the 2026 Calendar Year enclosure).
- G. Review and consider engagement of Wipfli to prepare the 2025 Audit (enclosure).

VII. ENGINEERING MATTERS

- A. Updates on 2025 CIP Projects.

VIII. OPERATIONS/MAINTENANCE MATTERS (enclosure)

IX. MANAGER'S MATTERS

- A. Review and consider approval of site survey proposal from Fabre Engineering regarding landscape enhancement project (enclosure).
- B. Consider approval of proposal of 2026 fees with JVA, Inc. (to be distributed).
- C. Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any) (enclosure).
- D. Review and consider approval of workers' compensation coverage for 2026 (enclosure).
- E. Consider renewal of Special District Association of Colorado Membership for 2026.
- F. Review and consider approval of CLA Statements of Work for 2026 for management, accounting, billing, payroll and public improvement fee services (enclosure).
 - 1. Review and acknowledge CLA Cash Access Policy (enclosure).

X. OTHER BUSINESS

XI. ADJOURNMENT

There are no regular meetings scheduled for the remainder of 2025.

Informational Enclosures:

- * Bear Creek Watershed Association Agenda for October 8, 2025 meeting (enclosure).
- *September 2025 Water Accounting Report (enclosure).