

THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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<https://www.eastcreekcommonsmd.Colorado.gov/>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Loralee Broer	President	2029/May 2029
Trenton Radford	Treasurer	2029/May 2029
Adam Young	Assistant Secretary	2029/May 2029
Brien Hollowell	Assistant Secretary	2027/May 2027
VACANT		2027/May 2027

Peggy Ripko Secretary

DATE: **October 28, 2025**

TIME: **1:00 P.M.**

PLACE: **ZOOM**

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (prpko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Zoom Information

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial In: 1-719-359-0643

I CALL TO ORDER

- A. Confirm Quorum; Disclosures of Conflicts of Interest.
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- B. Approve Agenda, confirm meeting location and position of meeting notices.
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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III. ADMINISTRATIVE MATTERS

- A. Review and approve Minutes of the June 24, 2025 Regular (enclosure).

- B. Consider approval of 2026 Annual Administrative Resolution regarding annual items including regular meeting schedule and Board officers (enclosure).

- C. Discuss requirements of §32-1-809, C.R.S. (Transparency Notice) (post to the SDA Website and District website).

IV. FINANCIAL MATTERS

- A. Review and consider approval and/or ratifying approval of the payment of claims (to be distributed).

- B. Review and accept unaudited financial statements for the period ending September 30, 2025 (to be distributed).

- C. Discuss 2025 Audit requirements and consider engagement of Schilling & Company, Inc. to perform 2025 Audit for an amount not to exceed \$_____ or appoint Simmons & Wheeler, P.C. to prepare and file 2025 Audit Exemption Application.

- D. Conduct Public Hearing to consider Amendment to 2025 Budget (if necessary) and consider adoption of Resolution to Amend the 2025 Budget and Appropriate Expenditures.

- E. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget, Appropriate Sums of Money and Set Mill Levies (enclosures).

IV. COMMUNITY MANAGEMENT / OPERATIONS

- A. Report from Community Manager.

- B. Review and consider approval of Landscape Maintenance Agreements from Cox Professional Landscape Services LLC (enclosure).

V. LEGAL MATTERS

A. _____

VI. OTHER BUSINESS

A. Review and ratify approval of speed bump design in the Community (enclosure).

B. Discuss Operations and Maintenance Fee exemption inquiry from Resident (enclosure).

VII. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.