ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1, 3 & 4

NOTICE OF REGULAR MEETING AND AGENDA

Board Of Directors	Office	Term / Expiration
Lyndsey Paavilainen	President	2027 / May 2027
Brett Price	Assistant Secretary	2027 / May 2027
Joe Loken	Assistant Secretary	2027 / May 2027
Neil Simpson	Treasurer	2029 / May 2029
Anastasia Urban	Secretary	2029 / May 2029

Date: February 10, 2026 (Tuesday)
Time: 6:30 P.M.
Place: ZOOM & Teleconference

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/86111858149?pwd=681AE8DOQlYflbNG6vSzNrDqatLMyk.1
Webinar ID: 861 1185 8149; Passcode: 386721
Telephone: 1 719 359 4580 OR 1 253 205 0468

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda.
D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
E. Director Comment.
F. Report from District No. 2 Board of Directors.

II. CONSENT AGENDA

A. Approval of Minutes – November 18, 2025, Regular Meeting District Nos. 1, 3, & 4 and December 17, 2025, Special Meeting District No. 1.
B. Ratification of First Amendment to the Amended and Restated Contribution Agreement.
C. Ratification of Payment of Claims.
D. Ratification of Contract Modifications.
    i. Environmental Designs Inc., ICA
    ii. Environmental Designs Inc., Addendum #2
    iii. Affordable Pest Control, ICA
    iv. Sports and Fitness, ICA
    v. Muttley's Maids, ICA
    vi. Solitude Lake Management, ICA

III. DISTRICT MANAGER ITEMS

A. District Manager's Report.
B. Discussion and Review of Options to Remedy Waterside Park Slide Issue. (BAF)
C. Discussion and Approval of Pet Waste Station Provider. (BAF)

D. Pool Repair Update.
E. Ratification of ICA with Aztec Consultants.
F. Ratification of ICA with Aquatic Chemical Solutions, Inc. for Pool Re-Surfacing.

IV. COMMUNITY MANAGEMENT ITEMS

A. Community Manager's Report.
B. Review and Consideration of Social Committee Member Appointment.
C. Review and Discussion of Current Amenity Systems and Agreements.
D. Review and Consider Approval of Engagement for Facility Cleaning Services.
E. Review and Consider Approval of Engagement for Pool Operations Services.
F. Review and Consider Approval of Engagement for Access System Upgrades.
G. Review and Consider Approval of Engagement with Patti Vandenberg for Fitness Instruction.

V. CAPITAL ITEMS

A. Capital Manager's Report.
B. Filing 7B Landscaping District Build Project.
    i. Consideration of Construction Management Services Agreement – Barefoot, LLC

VI. FINANCIAL ITEMS

A. Review of Unaudited Financial Statements for the Period Ending December 31, 2025.

VII. LEGAL ITEMS

A. Consider for Approval Resolution Adopting Notice Posting Locations.
B. Discussion and Consideration of Resetting of Covenant Enforcement Violation Notices.
C. Discussion and Consideration of Approval of Amended and Restated Covenant Enforcement Resolution.
D. Discussion and Approval of First Amendment to Amended and Restated Fee Resolution.

VIII. EXECUTIVE SESSION

A. Executive Session for the purpose of receiving legal advice on specific legal questions, pursuant to CRS 24-6-402(4)(b), namely easement acquisition.

IX. OTHER MATTERS

A. Consider for Approval Engagement of Spencer Fane as Special Counsel for Easement Acquisition.

X. DIRECTOR COMMENT

XI. ADJOURNMENT

*****The Next Regular Meeting is Scheduled for May 12, 2026****