

**BEACON POINT METROPOLITAN DISTRICT  
NOTICE OF A REGULAR MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term:</u>
David Guy	President	May 2029
Patricia Gardiner	Vice President	May 2029
Arvind Trehan	Treasurer	May 2027
Peter Rouse	Secretary	May 2029
Angella M. Carrizo	Assistant Secretary	May 2027

**DATE: April 8, 2026**

**TIME: 6:00 P.M. to 8:00 P.M.**

**LOCATION: Community Center**

**26011 E. Orchard Dr., Aurora, CO 80016 and via Zoom**

**<https://us06web.zoom.us/j/84796881655?pwd=6rZ7sgaOmHbyztS5v98APMBOGQVPCu.1>**

**Meeting ID: 847 9688 1655**

**Passcode: 208741**

**1-720-707-2699**

**I. ADMINISTRATIVE MATTERS**

- A. Call to Order
- B. Declaration of Quorum and Confirmation of Director Qualifications
- C. Present Disclosures of Potential Conflicts of Interest
- D. **BOARD ACTION REQUIRED** Approve Agenda
- E. **BOARD ACTION REQUIRED** Excusal of Absences

**II. GUEST SPEAKER(S)**

- A. Ben Randal, LMI Landscape, Discuss Pool Playground Conversion
- B. Isaac Hrovat & Tim Crawford, Empire Works, Discuss Old Hammer Proposal
  - a. Discuss Bid Received and Discuss Other Options (**enclosure**)

**III. LANDSCAPE REPORT**

- A. Streetscapes and Parks Matters- Ben Zand, LandTech (**to be distributed**)
- B. **BOARD ACTION REQUIRED** Consider Approval of Proposal for Mulch Refresh at Walker Park (**enclosure**)
- C. Discuss City of Aurora Water Grass Replacement Incentive Program
- D. Discuss Watering Restrictions

**IV. FINANCIAL MATTERS**

- A. **BOARD ACTION REQUIRED** Review and Consider Acceptance of Financials (**to be distributed**)

**V. COMMUNITY CENTER REPORT**

- A. Clubhouse, Pool, and Tennis Court Matters- Emma Curtis Front Range Recreation
- B. Leak Detection Update for Pool Feature and in Pump Room

## VI. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

## VII. BOARD ACTION REQUIRED CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, 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 the Minutes of March 11, 2026, Regular Meeting (**enclosure**)
- B. Ratify Independent Contractor Agreement with LandTech Mulch Refresh (**enclosure**)
- C. Ratify Independent Contractor Agreement of Front Range Recreation – Leak Detection (**enclosure**)
- D. Acknowledgment of Notice Terminating Independent Contractor Agreement with New Horizon Maintenance & Remodeling
- E. Acknowledgment of Publication Regarding Invitation to Bid for Lighting Replacements and Routinely Inspections of the Clubhouse Roof
- F. Ratify Independent Contractor Agreement with Illumi Lighting – Exterior Lighting Inspections (**enclosure**)

## VIII. MANAGER MATTERS

- A. Management Report (**enclosure**)
- B. Review Delinquency Reports (**to be distributed under separate cover**)
  - a. Update on Payment of Builder Quarterly Fees
  - b. Provide Update from Special Counsel
- C. **BOARD ACTION REQUIRED** Consider Approval of Amended and Restated Resolution Establishing Guidelines for the Process and Collection of Delinquent Fees and Covenant Enforcement Charges, if available, or Provide Update on Status of Resolution
- D. Review Compliance Report (**to be distributed under separate cover**)
- E. Architectural/Design Review, if any (**to be distributed under separate cover**)
- F. **BOARD ACTION REQUIRED** Review and Consider LMI Landscape updated proposal for Pool Playground Conversion (**enclosure**)
- G. **BOARD ACTION REQUIRED** Review and Consider Colorado Playground Inspections, LLC, Repair/Replace Padding at Boulder Park (**enclosure**)
- H. **BOARD ACTION REQUIRED** Review and Consider Approval of Bids for Lighting Repairs and Routine Inspections and Maintenance (**to be distributed**)
- I. Provide Update on Copper Patina

## IX. LEGAL MATTERS

- A. **BOARD ACTION REQUIRED** Discuss and Consider for Approval Second Amended and Restated Residential Improvement Guidelines, Standards and Processes (**enclosure**)

- B. **BOARD ACTION REQUIRED** Discuss and Consider Approval of Proposal for New District Boundary Map (**enclosure**)
- C. Discuss Revised Directors' Bind Table of Contents

**X. OTHER MATTERS**

- A. Discuss Community Newsletter and Upcoming Community Events

**XI. ADJOURNMENT**

**Remaining 2026 Meeting Dates:** May 13<sup>th</sup>, June 10<sup>th</sup>, July 8<sup>th</sup>, August 12, September 9<sup>th</sup>, October 14, November 11<sup>th</sup> at 6pm via Zoom and at the clubhouse. The 2026 annual meeting will be held on November 11<sup>th</sup> at 5pm at the clubhouse.