

**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: March 11, 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. LANDSCAPE REPORT

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

III. FINANCIAL MATTERS

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

IV. COMMUNITY CENTER REPORT

- A. Clubhouse, Pool, and Tennis Court Matters- Emma Curtis Front Range Recreation
- B. **BOARD ACTION REQUIRED** Front Range Recreation – Zero Entry Replaster Proposal Material Option (**enclosure**)
- C. **BOARD ACTION REQUIRED** Leak Detection for Pool Feature (**enclosure**)

V. 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.

VI. 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 February 11, 2026, Regular Meeting (**enclosure**)
- B. Ratify Independent Contractor Agreement with Front Range Recreation – Zero Entry Replaster (**enclosure**)
- C. Ratify Independent Contractor Agreement of Front Range Recreation – Replace Valves on Filter Manifold & Suction Lines (**enclosure**)
- D. Approval of Amended and Restated Resolution Establishing Escrow Procedures (**enclosure**)

VII. 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. Discuss Legal Fees from Special Counsel on Collection and Covenant Enforcement Matters Pursuant to Engagement Letter and Collection Resolution (**enclosure**)
- C. Review Compliance Report (**to be distributed under separate cover**)
- D. Architectural/Design Review, if any (**to be distributed under separate cover**)
- E. **BOARD ACTION REQUIRED** Review and Consider LMI Landscape updated proposal for Pool Playground Conversion (**enclosure**)
- F. Discuss Publication of Old Hammer Invitation to Bid and Bid Opening on February 26, 2026
- G. Consider Bids on Old Hammer Project and Consider Award of Bid (**to be distributed**)
- H. **BOARD ACTION REQUIRED** Consider Authorizing Director Attendance at 2026 SDA Annual Conference (Tuesday, September 15th – Thursday, September 17th)
- I. **BOARD ACTION REQUIRED** Review and Consider Light Bulb replacement contractor
 - 1. Illumi Lighting (**enclosure**)
- J. Discuss Volunteer Work by Community Members and Recommended Waivers
- K. **BOARD ACTION REQUIRED** Review and Consider Approval of FastSigns Pool Sign Quote (**enclosure**)
- L. Provide Update on Copper Patina

VIII. 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. **BOARD ACTION REQUIRED** Consider Approval of 2026 Amended and Restated Policies and Procedures Governing the Recreation Amenities (Including 2026 Pool Rules and Regulations, Pool Facilities Waiver and Minor Release Form) (**enclosure**)
- D. Discuss Revised Directors' Bind Table of Contents

IX. OTHER MATTERS

X. ADJOURNMENT

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