

**VILLAGE CENTER METROPOLITAN DISTRICT
NOTICE OF REGULAR BOARD MEETING AND AGENDA**

September 23, 2025, at 4:00 PM (MST)

Serranos Coffee Company
625 W. Highway 105
Monument, CO 80132
and

This meeting will be held via teleconferencing and can be joined through the directions below:

Please join meeting from your computer, tablet, or smartphone.

<https://video.cloudoffice.avaya.com/join/869337137>

You can also dial in using your phone.

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 869337137

Public Invited to Attend

Board of Directors	Title	Term Expiration
Forrest Hindley	President	May 2027
Tim Hartje	Treasurer/Assistant Secretary	May 2029
Karen Lusby	Secretary	May 2029
Cissy Schat-Wilk	Director	May 2027
Joel Lusby	Vice President	May 2029

AGENDA

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Approval of Meeting Minutes**
 - a. Review and consider approval of August 19, 2025, Regular Board Meeting Minutes (enclosure)
- 5. Financial Matters**
 - a. Consider approval of Unaudited Financial Statements as of August 31, 2025 (under separate cover)
 - b. Ratify and consider approval of Payables through September 23, 2025 (enclosure)
 - c. Consider approval of bond payment transfer to BOK
- 6. Management Matters**
 - a. CSD Pool Application
 - b. Budget Amendment & Budget Hearing – November
 - c. Gmail accounts

7. Legal Matters

8. New Business

- a. Review and consider approval of Barnhardt Pump – irrigation filter replacement proposal (under separate cover)

9. Old Business

- a. Alternative mowing schedule
- b. Status update on Town of Monument street maintenance

10. Public Comment

Items not on the Agenda Only. Comments are limited to 3 minutes per person and taken in the order in which they appear.

11. Adjourn

- a. Next meeting date – October 21, 2025 at 4 pm, at Serranos Coffee Company.



Page intentionally left blank

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
VILLAGE CENTER METROPOLITAN DISTRICT
HELD AUGUST 19, 2025
AT 4:00 P.M.**

Pursuant to posted notice, the regular meetings of the Board of Directors of the Village Center Metro District was held on August 19, 2025 at 4:00 p.m. at the Serranos Coffee Company – 625 W. Highway 105, Monument, CO 80132 and via tele/videoconference.

Attendance:

In attendance were Directors:

Forrest Hindley	President
Tim Hartje	Treasurer
Karen Lusby	Secretary (virtually)
Joel Lusby	Director (virtually)

Directors absent:

Cissy Schat-Wilk	Director (Excused)
------------------	--------------------

Also in attendance were:

Beth Diana	WSDM Managers
------------	---------------

1. Call to Order

President Hindley called the meeting to order at 4:06 pm.

2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures

Each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. No additional disclosures were noted.

3. Approval of the Agenda

Director Hartje moved to approve the agenda as amended, including a revision to item 9.a to change the language from 'Review and consider approval of Barnhard Pump – irrigation filter replacement proposal' to 'Ratification of the approval of the Barnhardt Pump – irrigation filter replacement proposal'; seconded by Director Joels Lusby. Motion passed unanimously.

4. Appointment of Officers

After discussion, Director Karen Lusby moved to appoint Director Tim Hartje as Assistant Secretary and Director Joel Lusby as Vice President; seconded by President Hindley. Motion passed unanimously.

5. Approval of July 15, 2025 Regular Meeting Minutes

After review, Director Hartje moved to approve the meeting minutes as presented; seconded by Director Joel Lusby. Motion passed unanimously.

6. Financial Matters

a. Consider approval of Unaudited Financial Statements as of July 31, 2025

President Hindley presented the unaudited financials. Discussion was had about the landscape maintenance line item and other general maintenance expenses. Director Karen Lusby moved to reallocate \$11,302.67 from the Highway 105 project to the contingency line item; seconded by Director Hartje. Motion passed unanimously. Discussion was had about the approval process for additional maintenance items. Director Hartje moved to authorize the President and Vice President to approve maintenance items not exceeding \$500 per billing. Expenses exceeding \$500 must receive Board approval; seconded by Director Karen Lusby. Motion passed unanimously. After discussion, Director Karen Lusby moved to approve the unaudited financial statements as presented; seconded by Director Hartje. Motion passed unanimously.

b. Ratify and consider approval of Payables through August 19, 2025

Discussion was had about future income and expenses. Additional discussion was had on the street maintenance invoice, which had not yet been received from the Town of Monument. Ms. Diana requested the addition of a Barnhard Pump invoice for \$9,585.50, Brightview maintenance invoice for \$248.79, and Brightview maintenance invoice for \$167.18 for a revised payables total of \$37,227.27. Director Hartje moved to approve the payables as amended; seconded by Director Karen Lusby. Motion passed unanimously.

c. BOK Bond Payment Transfer

The Board requested an analysis of the bond account and payments made. Item was tabled until the next Board meeting.

Discussion was had about creating a capital reserve account.

d. Conduct a Public Hearing on 2024 Budget Amendment

Director Hartje moved to open the public hearing at 5:11 p.m.; seconded by President Hindley. Motion passed unanimously. No public was present. President Hindley moved to close the public hearing at 5:12 p.m.; seconded by Director Hartje. Motion passed unanimously.

i. Consider adoption of Resolution Amending the 2024 Budget

After discussion, Director Hartje moved to adopt the resolution; seconded by President Hindley; motion passed unanimously.

7. Management Matters

a. Management unavailable September 16

Director Joel Lusby moved to rescheduled the September 16 Board Meeting to September 23 at 4pm; seconded by Director Hartje. Motion passed unanimously

b. CSD Pool Update

Ms. Diana stated a comparison of the District's current insurance coverage and the quote from CSD Pool would be provided at the next Board Meeting.

c. Email

Discussion was had about Board Member email addresses. The Board decided to create individual Gmail addresses to conduct Board business.

8. Legal Matters

No discussion.

9. New Business

a. Review and consider approval of the Barnhardt Pump – irrigation filter replacement proposal

During review of the agenda, item 9.a was amended. The original language, "Review and consider approval of the Barnhardt Pump – irrigation filter replacement proposal," was revised to, "Ratification of the approval of the Barnhardt Pump – irrigation filter replacement proposal."

This item was not discussed and no action was taken by the Board.

10. Old Business

a. Playground equipment repairs

Discussion was had about the proposal and invoice. Director Joel Lusby moved to approve the playground repair at a cost not to exceed \$2,800; seconded by Director Hartje. Motion passed unanimously.

b. Landscaping for Cipriani Loop

President Hindley notified the Board that the landscaping was completed.

c. Other maintenance projects

President Hindley proposed an alternative mowing schedule, citing the complexity of the current arrangement. He stated that he would obtain a revised proposal for the Board's review. President Hindley updated the board on the status of the street maintenance MOU with the Town of Monument. Discussion was had about snow removal and the Town's of Monument's Code. Direct Karen Lusby inquired about tree trimming and deep watering. President Hindley addressed and stated he would follow up with the landscape regarding deep watering. Director Joel Lusby inquired about how the landscaper handles sprinkler heads they mow over. President Hindley addressed. Director Hartje inquired about tree trunks damaged by weed wackers. President Hindley addressed.

11. Public Comment

No comments or discussion.

12. Adjournment:

Director Karen Lusby notified the Board she may arrive late for the next two Board Meetings. Director Karen Lusby moved to adjourn the meeting at 5:52 p.m.; seconded by Director Hartje.

Motion passed unanimously.

- a. Next Regular Meeting scheduled: September 23, 2025, at 4 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 19, 2025, REGULAR MEETING MINUTES OF THE VILLAGE CENTER METROPOLITAN DISTRICT.

Approved by: Secretary of the Board



Page intentionally left blank

Village Center Metropolitan District

Payment Request

9/23/2025

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Backyard Bomb Squad	21614	9/1/2025	\$ 735.00	Monthly
Brightview - Contract	9483444	9/1/2025	\$ 3,479.24	Monthly
Brightview - Maintenance	9470453	8/20/2025	\$ 2,716.31	
Brightview - Maintenance	6362896	8/29/2025	\$ 206.68	
Castle Rock Pest Control	21433	8/27/2025	\$ 300.00	
Icenogle Seaver Pogue	28369	8/31/2025	\$ 818.00	
Mountain View Electric Association - Pump	104349900	8/13/2025	\$ 250.68	Monthly (auto-draft)
Mountain View Electric Association - Street Lights	158001	8/13/2025	\$ 1,054.72	Monthly (auto-draft)
Mountain View Electric Association - Pump	104349900	9/10/2025	\$ 316.23	Monthly (auto-draft)
Mountain View Electric Association - Street Lights	158001	9/10/2025	\$ 1,054.72	Monthly (auto-draft)
Woodmoor Water & Sanitation District No. 1	83125	8/31/2025	\$ 6,039.41	Monthly (auto-draft)
WSDM Managers	998	8/31/2025	\$ 2,083.49	Monthly
TOTAL			\$ 19,054.48	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
BOK	91025	9/10/2025	\$ 6,664.26	August Pledged Revenue
TOTAL			\$ 6,664.26	

Total Payables \$ 25,718.74

, President

Integrity Bank Checking Balance	\$ 111,940.06
Less this month's payables	\$ (25,718.74)
Bank Balance after payables	\$ 86,221.32