

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
VILLAGE CENTER METROPOLITAN DISTRICT
HELD JULY 15, 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 July 15, 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
Joel Lusby	Director (virtually)
Cissy Schat-Wilk	Director (entered at 4:07 p.m.)

Also in attendance were:

Beth Diana	WSDM Managers
Chris Banta	Hoelting & Company, Inc.

1. Call to Order

President Hindley called the meeting to order at 4:03 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 presented; seconded by Director Karen Lusby. Motion passed unanimously.

4. Approval of June 17, 2025 Regular Meeting Minutes

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

5. Financial Matters

a. Audit presentation by Chris Banta, Hoelting & Company, Inc.

Mr. Banta presented the audit report to the Board. Discussion was had about audit requirements, capital assets, and depreciation. Director Karen Lusby noted that note 6 in the audit report must be corrected to state that the District had been making bond payments. The Board discussed removing note 7. Mr. Banta recommended leaving note 7, and following discussion, the Board agreed to keep note 7. Ms. Diana noted

that a budget amendment would be required, as debt expenditures exceeded the budgeted amount due to the application of additional revenue toward the bond payment. She stated the amendment would be presented at the next Board meeting. Director Karen Lusby moved to approve the audit with the correction to note 6 stating the District had been making bond payments; seconded by Director Hartje. Motion passed unanimously.

b. Consider approval of Unaudited Financial Statements as of June 30, 2025

President Hindley presented the unaudited financials. Discussion was had about the budget, property tax collection, nearing the budget allocation for the landscape maintenance line item, the cost of repairing sediment buildup in irrigation lines, and street maintenance. Director Karen Lusby requested that President Hindley send a formal email to the Town of Monument, proposing the termination of the existing Memorandum of Understanding (MOU) and requesting that the Town assume responsibility for street maintenance without imposing additional costs on District residents. After discussion, Director Joel Lusby moved to approve the financials as presented; seconded by Director Karen Lusby. Motion passed unanimously.

c. Ratify and consider approval of Payables through July 15, 2025

Director Joel Lusby inquired about the landscape maintenance company damaging sprinkler heads. President Hindley addressed. President Hindly provided an update on the landscape company fixing the sprinkler zones. Ms. Diana requested the addition of a Brightview landscape maintenance invoice for \$985.60 for a revised payables total of \$266,888.74. Director Schat-Wilk moved to approve the payables as amended; seconded by Director Joel Lusby. Motion passed unanimously.

d. BOK Bond Payment Transfer

This item was considered and approved as part of the payables in item 5.b.

6. Management Matters

Ms. Diana inquired about additional items that should be included in the Colorado Special Districts Property and Liability Pool insurance application. Director Joel Lusby requested that District Management inquire about insurance coverage pertaining to culverts in detention ponds. The Board addressed. Ms. Diana notified the Board that District Management had initiated the development of the District's new website. She noted that Board Members would soon receive invitations to set up their new board member email addresses. Additionally, she reported that the appropriate vendors had handled several resident concerns regarding voles and irrigation issues.

7. Legal Matters

No discussion.

8. New Business

No discussion.

9. Old Business

a. Playground equipment repairs

President Hindley updated the Board on the status of the playground repairs and notified the Board about the landscape company's contractual requirements to prune and deep-

water the District's trees. Director Joel Lusby requested an inspection of stressed trees in the park. President Hindley stated he would contact the landscape company.

b. Landscaping for Cipriani Loop

President Hindley notified the Board that the landscaping was completed. Director Joel Lusby inquired about the status of edging along Cipriani Loop. President Hindley addressed.

c. Other maintenance projects

President Hindley notified the Board that the edging in Filing 3 and near the park had been fixed. Director Hartje commented that bugs are damaging spruce trees. Director Schat-Wilk notified the Board about landscape concerns on Knollwood to Morning Star. Director Hartje notified the Board about repairs needed at Woodmoor Acres and Mining Way. President Hindley addressed. Director Joel Lusby inquired about weeds at Woodmoor Acres and White Marble. President Hindley addressed. Discussion was had about weeds and spraying throughout the neighborhood. President Hindley addressed. Discussion was had about mowing more frequently next season. Director Joel Lusby inquired about flexibility in the mowing schedule. President Hindley addressed.

10. Public Comment

No comments or discussion.

11. Adjournment:

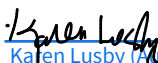
Director Joel Lusby moved to adjourn the meeting at 5:53 p.m.; seconded by Director Hartje. Motion passed unanimously.

a. Next Regular Meeting scheduled: August 19, 2025, at 4 p.m.

Beth Diana

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 15, 2025, REGULAR MEETING MINUTES OF THE VILLAGE CENTER METROPOLITAN DISTRICT.

A handwritten signature in blue ink, appearing to read "Karen Lusby".

Karen Lusby (Aug 28, 2025 19:03:59 MDT)

Approved by: Secretary of the Board








VCMD Meeting Minutes 07.15.2025 (Board Approved)

Final Audit Report

2025-08-29

Created:	2025-08-27
By:	Beth Diana (beth.d@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJ1WUHhlf8BpmvkEimLA3PjGzm-a0klHX

"VCMD Meeting Minutes 07.15.2025 (Board Approved)" History

-  Document created by Beth Diana (beth.d@wsdistricts.co)
2025-08-27 - 0:27:47 AM GMT
-  Document e-signed by Beth Diana (beth.d@wsdistricts.co)
Signature Date: 2025-08-27 - 0:28:28 AM GMT - Time Source: server
-  Document emailed to kzlusby@proton.me for signature
2025-08-27 - 0:28:30 AM GMT
-  Email viewed by kzlusby@proton.me
2025-08-29 - 0:57:32 AM GMT
-  Signer kzlusby@proton.me entered name at signing as Karen Lusby
2025-08-29 - 1:03:57 AM GMT
-  Document e-signed by Karen Lusby (kzlusby@proton.me)
Signature Date: 2025-08-29 - 1:03:59 AM GMT - Time Source: server
-  Agreement completed.
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