

NOTICE OF SPECIAL MEETING & AGENDA
WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT

<https://weemsneighborhoodmetrodistrict.org/>

via teleconference

August 5, 2025, at 3:00 p.m.

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

<https://us06web.zoom.us/j/89283138318?pwd=IeGndWLGety6orsuZCfUD9xxazt1r.1>

Meeting ID: 892 8313 8318

Passcode: 413687

Call In Number: 720 707 2699

Board of Directors

Kent Pedersen, President	Term to May 2027
Debra Hessler, Treasurer/Secretary	Term to May 2029
Jennifer Thornbloom, Assistant Secretary	Term to May 2027
Jonathan B. Beckwitt, Assistant Secretary	Term to May 2027
Amanda Guerriero, Director	Term to May 2029

NOTICE OF SPECIAL MEETING AND AGENDA

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. 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 per person.

3. DIRECTOR MATTERS

- a. Consider Election of Officers

4. CONSENT AGENDA ITEMS – (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.)

- a. Approval of February 13, 2025 Special Meeting Minutes (**enclosures**)
- b. Ratification of 2024 Audit Exemption Application (**enclosure**)

5. DEVELOPMENT MATTERS

- a. Discuss Development and Construction Updates

6. LEGAL MATTERS

- a. Discuss Status of Cost Acceptance (Report #1)

7. MANAGEMENT MATTERS

- a. Consider Management Proposals with Environmental Designs
 - i. Dog Waster Stations
 - ii. Sidewalk Border for Drain

- iii. Breeze Conversion
- iv. Gutter Spouts
- v. Mulch Replacement
- vi. Phase 1 Mulch Replacement

8. OTHER BUSINESS

- a. Next Regular Meeting – October 16, 2025, at 11:00 a.m.

9. ADJOURNMENT