

**NOTICE OF SPECIAL MEETING & AGENDA  
WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT**

<https://weemsneighborhoodmetrodistrict.org/>

via teleconference

October 16, 2025, at 11:00 a.m.

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

<https://us06web.zoom.us/j/83713422602?pwd=4AFRfzBTUcP7b4X6I56SSoINXYuOaZ.1>

Meeting ID: 837 1342 2602

Passcode: 296794

720-707-2699

**Board of Directors**

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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, Assistant Secretary	Term to May 2029

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**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. 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 August 5, 2025 Special and Annual Meeting Minutes (**enclosures**)
- b. Ratification of Payment of Claims as of October 16, 2025 (**enclosure**)
- c. Approval of Financial Statements as of August 31, 2025 (**enclosure**)
- d. Approval of 2026 Heatherly Creative Proposal for Website Maintenance and Accessibility Services (**enclosure**)
- e. Adoption of Joint Resolution Adopting an Amended and Restated Digital Accessibility Policy and Designating a Compliance Officer (**enclosure**)
- f. Approval of Renewal of Property and Liability Schedule and Limits and SDA Membership for 2026 (**enclosure**)
- g. Approval of First Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) with Lennar Colorado, LLC (**enclosure**)

**4. DEVELOPMENT MATTERS**

- a. Discuss Development and Construction Updates

**5. LEGAL MATTERS**

- a. Discuss Status of Cost Acceptance (Report #1)
- b. Consider Adoption of Resolution 2026 Annual Administrative Resolution (**enclosure**)
  - i. Third Thursday of May and October, 2026, at 11:00 a.m.

## **6. FINANCIAL MATTERS**

- a. Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget (**enclosure**)
- b. Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2026 Calendar Year (**enclosure**)
- c. Consider Approval of Statement of Work with CliftonLarsonAllen LLP for 2024 and 2025 Accounting & Advisory Services (**to be distributed**)

## **7. MANAGEMENT MATTERS**

- a. Approval of Contractor Agreement with Valor Landscape for Fertilization, Weed, Insect Control Services (**enclosure**)

## **8. OTHER BUSINESS**

- a. Next Regular Meeting – May 21, 2026, at 11:00 a.m.

## **9. ADJOURNMENT**