

**NOTICE AND AGENDA
REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
DEER CREEK VILLAS METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the **Deer Creek Villas Metropolitan District** (the “District”), County of Jefferson, Colorado, will hold a regular meeting at 4:00 p.m., or as soon thereafter as possible, on Wednesday, May 14, 2025, by telephone and videoconference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as same may be amended at the time of the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: Wednesday, May 14, 2025
Time: 4:00 p.m.
Video Link: [Zoom Meeting Link](#)
Call-In Number: (720) 707 - 2699
Meeting ID: 875 4961 4581
Passcode: 577172

AGENDA

BOARD OF DIRECTORS

Sara Dieringer, President (2023-2027)
Bryan Conway, Treasurer (2023-2027)
Ken Huntington, Assistant Secretary (2025-2029)
Stacy Sdanowich, Assistant Secretary (2025-2029)
Michelle Wood, Director (2023-2027)

1. Call to Order
2. Disclosures of Potential Conflicts of Interest
3. Oaths of Office
4. Consider Appointment of Officers
5. Public Comment (limited to three minutes per person)
6. Consider Approval of the Agenda and Meeting Location
7. Consider for Approval Minutes of the December 4, 2024 Meeting
8. Legal Matters

- a. Consider Amendment to Residential Improvement Guidelines and Site Restrictions for the Deer Creek Villas
9. Management Matters
 - a. Management Report
 - b. Designation of 2025 Posting Place
 - c. Discussion on Landscape Contracts
 - d. Consider Approval of Service Agreement with Soulshine for Landscaping
 - e. Annual Meeting – July 23rd, Consider Alternate Date
 - f. Regular Meeting Dates Annual and October 29th Budget Hearing
10. Director Matters
 - a. Update on the Timing for Grading and Sod Installation of the Area Along Lots 12 & 19
 - b. Update on Replacement of Dead Trees and Shrubs Installed by Last Fall Opus Landscapes Along the Green Belt Bordering Meadow Ranch
 - c. Update the Timeline to Complete the Project on Correcting the Drainage of Robb Street
11. Financial Matters
 - a. Consider Ratification and Approval of Payments of Claims
 - b. Financial Statements
12. Other Business
13. Continuation/Adjournment