

**NOTICE AND AGENDA
SPECIAL 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 special meeting at 2:00 p.m., or as soon thereafter as possible, on Tuesday, August 26, 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: Tuesday, August 26, 2025
Time: 2:00 p.m.
Video Link: [Zoom Meeting Link](#)
Call-In Number: (720) 707-2699
Meeting ID: 810 4484 5125
Passcode: 874115

AGENDA

BOARD OF DIRECTORS

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

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of Meeting Location and Agenda
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the May 14, 2025 Meeting
6. Legal Items
7. Management Items
 - a. Management Report (if available)
 - b. Update on Landscape RFPs and Process Moving Forward
 - c. Update on Street Signs

8. Director Items
 - a. No Outlet Signs and No Parking Signs Recommendations
 - b. Update on Replacement of Dead Trees and Shrubs Installed in the Fall of 2025 by Opus Landscape Throughout the Community and Along the Greenbelt Bordering Meadow Ranch
 - i. Spraying of Infested Trees and Shrubs Planted by Opus
 - ii. Other Areas with Dead Trees and Plants (common areas and tree lawns)
 - iii. Dying Plants and Trees on Homeowner Properties
 - c. Discussion Regarding Fire Mitigation Efforts and Easement Behind Sales Office and Robb Street Homes
 - d. Discussion Regarding Underdrain System in Phase 1-A and Responsible Entity for Maintenance and Repairs
 - e. Discussion Regarding Future Development of Parcels 59-333-18-222 and 59-333-18-223
9. Financial Items
 - a. Consider Ratification and Approval of Payments of Claims
 - b. Financial Statements (if available)
10. Other Business
11. Continuation/Adjournment - Next Meeting and 2026 Budget Hearing Date – October 29, 2025