

**NOTICE AND AGENDA  
SPECIAL MEETING AND BUDGET HEARING  
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 4:00 p.m., or as soon thereafter as possible, on Wednesday, October 29, 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, October 29, 2025  
**Time:** 4:00 p.m.  
**Video Link:** [Zoom Meeting Link](#)  
**Call-In Number:** (720) 707-2699  
**Meeting ID:** 814 1848 6528  
**Passcode:** 104153

**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 August 26, 2025 Meeting
6. Legal Matters
  - a. Consider Approval of Renewing Special District Association Membership for 2026
  - b. Discuss and Consider Approval of Property & Liability Coverage for 2026
  - c. Consider Approval of Exclusion of Workers Compensation Coverage for 2026 and Resolution and From for Exclusion of Coverage
  - d. Ratify 2024 Annual Report

- e. Updated Spencer Fane LLP Engagement Letter
7. District Matters
    - a. Ratification of Snow Removal Contractor 2025-2026
    - b. Approval of 2026 Landscape Contract
    - c. Accept Conveyance of PA-1A Tracts and Public Improvements, Subject to Engineer's Certification and Walkthrough (Special Warranty Deed, Bill of Sale, and Indemnification Agreement, Cardel Ken Caryl LLC, Grantor)
    - d. Discussion of Six New Trees Planted and Possible Flooding in the Spring
    - e. Discuss Timing of Existing Street Signs with KC Logo and Replacement of No Parking Signs
  8. Financial Matters
    - a. Ratify Claims
    - b. Financial Statements, if available
    - c. Public Hearing on 2025 Budget Amendment and 2026 Budget
      - i. Consider Resolution to Adopt 2026 Budget, Set Mil Levies and Appropriate Sums of Money
      - ii. Consider Adoption of Resolution to Amend 2025 Budget, if necessary
  9. Management Items
    - a. Management Report
    - b. 2026 Meeting Dates
    - c. Consider Adoption of 2026 Administrative Resolution
    - d. Set 2026 Annual Meeting Date
    - e. 2026 Management Agreement
  10. Other Business
  11. Continuation/Adjournment