

**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 Tuesday, May 12, 2026, 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, May 12, 2026
Time: 4:00 p.m.
Video Link: [Zoom Meeting Link](#)
Call-In Number: (720) 707-2699
Meeting ID: 817 9382 4938
Passcode: 902184

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 October 29, 2025 Special Meeting and the December 23, 2025 Special Meeting
6. Legal Matters
 - a. Consider Approval of First Amendment to Reimbursement Agreement (Operations)
7. Management Matters
 - a. Management Report (enclosure)

- b. Designation of 2026 Posting Place
 - c. Vendor Communication and Communication to Homeowners (neighbors)
 - d. Street Sign Update
 - e. Insurance Bid on Fence Coverage
 - f. August 11, 2026 Annual Meeting and October 27, 2026 Budget Hearing
8. Director Matters
- a. Firewise Committee
 - b. Jessical Penvose Fence Proposal
 - c. Securing Access Terms with Neighboring Properties
 - d. Transparency
 - e. Implementation Plan for “No Parking” Signs Once Installed
 - f. Current Process of Reviewing/Paying Invoices
 - g. Is Cardel Homes Considering Revising the Landscape Planning Specifically for 1B
9. Financial Matters
- a. Ratify Claims
 - b. Financial Statements
10. Other Business
11. Continuation/Adjournment