

**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, August 11, 2026, at Model Homes located at 8223 South Queen Street, Littleton, Colorado 80127. 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 11, 2026
Time: 4:00 p.m.
Location: Model Homes 8223 South Queen Street, Littleton, CO 80127

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 12, 2026 Regular Meeting
6. Legal Matters
 - a. Legislative Update (enclosure)
7. Management Matters
 - a. Management Report
 - b. Ratify the Fence Insurance Proposal
 - c. Reminder Any Project Homeowners May Do Outside Requirements Metropolitan District Approval from DRC

8. Director Matters
 - a. Firewise Committee
9. Financial Matters
 - a. Ratify Claims (enclosure)
 - b. Financial Statements (enclosure)
10. Other Business
11. Continuation/Adjournment