

YARROW GARDENS METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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<https://yarrowgardensmd.colorado.gov/>

NOTICE OF A REGULAR MEETING AND AGENDA

Board of Directors:

Brooks Cannon

Jeanette Kelder

Shane Harris

VACANT

VACANT

Office:

President

Treasurer

Assistant Secretary

Term/Expires:

2029/May 2029

2027/May 2027

2027/May 2027

2029/May 2025

2029/May 2029

DATE: Tuesday, December 9, 2025

TIME: 2:00 P.M.

PLACE: Via Zoom

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Join Zoom Meeting:

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Call to Order, Conform Quorum, and Present Disclosures of Potential Conflicts of Interest.

- B. Approve Agenda, confirm posting of meeting notices.

- C. Review and consider approval of Minutes from the May 21, 2025 Regular Meeting (enclosure).

- D. 2026 Annual Administrative Resolution. Including regular meeting dates and locations for 2026 (suggested dates are the second Tuesday of March, June and December, 2026 at 2:00 p.m. via Zoom Meeting); Board officer positions and posting locations.

- E. Discuss § 32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2026 SDA Website).
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims (to be distributed).
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- B. Review and accept the unaudited financial statements through September 30, 2025 (to be distributed).
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- C. Consider engagement of Wipfli LLP for preparation of 2025 Audit, in the amount of \$_____ (to be distributed).
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- D. Conduct Public Hearing to consider Amendment to 2025 Budget (if necessary) and consider adoption of Resolution to Amend the 2025 Budget and Appropriate Expenditures.
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- E. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget, Appropriate Sums of Money and Set Mill Levies for General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____ (enclosures – preliminary AV, draft 2026 Budget, and Resolution).
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V. LEGAL MATTERS

- A. District Fire Lane Update: Fire Lane Locations; Revised Signage
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- B. Residential Water Systems Management Policy – Update (Fire Service Lines and Backflows)
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- C. Resolution re Acceptance of Transfer of Tract 00B from THB Westridge, LLC

V. COVENANTS, OPERATION, AND MAINTENANCE MATTERS

A. Community Manager's Report.

B. Review and approve Proposals for removal of mulch and replace with river rock (enclosures).

C. Review and approve Proposal from Landtech Landscape Maintenance for 9 month Landscape Maintenance Contract Renewal (enclosure).

D. Review and approve Proposal from Rose Paving LLC for concrete flatwork (enclosure).

VI. OTHER BUSINESS

A.

VII. ADJOURNMENT: **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.