

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 - 800-741-3254
Fax: 303-987-2032
<https://stcmd1-3.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:

James A. Brzostowicz
Terry Willis
Guy Harrigan
Stephanie A. Schader
Ryan A. Hitchler
Peggy Ripko

Office:

President
Treasurer

Secretary

Term/Expiration:

2027/May 2027
2027/May 2027
2027/May 2027
2029/May 2027
2029/May 2027

DATE: Friday, November 14, 2025

TIME: 1:00 P.M.

LOCATION: Zoom Meeting: The meeting can be joined through the directions below:

** 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.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUlZZZc1VMWTJFZjFHdz09>

Phone Number: 1 (719) 359-4580

Meeting ID: 862 6755 0643

Passcode: 987572

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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II. ADMINISTRATIVE MATTERS

- A. Call to Order/Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda; confirm location of the meeting and posting of meeting notice.
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- C. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. Secretary _____
Asst. Secretary _____

- D. Review and consider approval of the Minutes of the July 30, 2025 Special Meeting July 30, 2025 Annual Meeting, and the October 28, 2025 Study Session (enclosures).
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- E. Authorize renewal of the District's insurance and Special District Association ("SDA") membership for 2026.
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- F. Ratify approval of the 2024 Annual Report (enclosure).
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- G. Discussion regarding recording of meetings.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following period (enclosures):

Fund	Period Ending Aug. 2025	Period Ending Sept. 2025	Period Ending Oct. 2025
General	\$ 46,799.35	\$ 32,041.81	\$ 55,228.47
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 525.00	\$ 787.50	\$ -0-
Payroll	\$ 369.40	\$ 92.35	\$ -0-
Total	\$ 47,693.75	\$ 32,921.66	\$ 55,228.47

- B. Review and accept unaudited financial statements (to be distributed).
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- C. Review and consider engagement of Dazzio & Associates P.C. for preparation of 2025 Audit, in the amount of \$_____ (to be distributed).
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- D. Public Hearing on Proposed 2026 Budget
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1. Public Comment Period.
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2. Consider approval of Resolution Approving Proposed 2026 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosures – preliminary AV, draft 2026 Budget, and Resolution).
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IV. LEGAL MATTERS

- A. Review and consider approval of Annual Resolution (enclosure).

- B. Consider approval of Revised Engagement Letter for Icenogle Seaver Pogue, P.C. (enclosure).

- C. 2025 Legislative Memorandum (enclosure).

V. LANDSCAPING MATTERS

- A. Review and consider approval of a proposal from G R Sprinkler Systems LLC for concrete repair on Main Street (enclosure) and authorize preparation and execution of Service Contract.

- B. Review and consider approval of a proposal from ManageMowed Boulder for Median Drain installation (enclosure) and authorize preparation and execution of Additional Services Contract.

- C. Review and consider approval of a proposal from ManageMowed Boulder for Discovery Drain install (enclosure) and authorize preparation and execution of Additional Services Contract.

- D. Review and consider approval of a proposal from ManageMowed Boulder for Toll Brothers Drain install (enclosure) and authorize preparation and execution of Additional Services Contract.

- E. Review and consider approval of a proposal from ManageMowed Boulder for oak tree removal (enclosure) and authorize preparation and execution of Additional Services Contract.

- F. Review and consider approval of a proposal from ManageMowed Boulder for meridian plant repair (enclosure) and authorize preparation and execution of Additional Services Contract.

VI. OPERATIONS AND MAINTENANCE

- A. Review and consider approval of a proposal from Property Solutions Team LLC for Parking Striping (enclosure) and authorize preparation and execution of Additional Services Contract.
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- B. Review and consider approval of a proposal from Neighborhood Lawn Care, Inc. for 2025-2026 Snow Removal and authorize execution of Snow Removal Services Contract between the District and Neighborhood Lawn Care, Inc. (enclosures).
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VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$553,887.29, under Final Engineers Report and Certification #123 prepared by Ranger Engineering, LLC, dated August 25, 2025 (enclosure).
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- B. Review and consider acceptance of improvement costs in the amount of \$456,705.15 under Final Engineers Report and Certification #124 prepared by Ranger Engineering, LLC, dated September 16, 2025 (enclosure).
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- C. Review and consider acceptance of improvement costs in the amount of \$631,979.87, under Final Engineers Report and Certification #125 prepared by Ranger Engineering, LLC, dated October 31, 2025 (enclosure).
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VIII. OTHER MATTERS

- A. _____

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

Additional Enclosure:

Notice of rate increase from Special District Management Services, Inc.