



7555 E. Hampden Avenue, Suite 501
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NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Craig Weinberg	Chairperson	2029/May 2029
Victor Robert	Treasurer	2029/May 2029
David Blue	Assistant Secretary	2027/May 2027
Michael Zinniker	Assistant Secretary	2027/May 2027
Bradley Birkelo	Director	2029/May 2029
AJ Beckman	District Manager/Secretary	

DATE: August 20, 2025 (Wednesday)

TIME: 5:30 P.M.

PLACE: **Zoom Meeting:**

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

II. PUBLIC COMMENT

A. _____

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve Minutes of July 29, 2025 Regular Meeting (enclosure).
 - Approve of payment of claims for the period ending July 31, 2025 (enclosures).
 - Approve unaudited financial statements and cash positions for the period ending July 31, 2025 (enclosures).
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IV. LEGAL MATTERS

A. _____

V. FINANCIAL MATTERS

A. Discuss the establishment of a Budget Committee and the appointment of committee members.

VI. OPERATIONS AND MAINTENANCE MATTERS

A. Operator's Report (enclosure).

B. Engineer's Report (enclosure).

1. Review and consider approval of proposal from Element Engineering, LLC for water treatment plant design, permitting, CMAR bidding and funding services (enclosure).

C. Manager's Report (enclosure).

1. Discuss modifying scope of wildfire mitigation efforts and status of grant funding.

2. Discuss park upgrades.

a. Discuss park rules and signage (enclosure).

b. Discuss sprinkler winterization.

3. Discuss status of trash removal services in the park.

VII. HOA MATTERS

A. _____

VIII. OTHER BUSINESS

A. _____



IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD AT 5:30 P.M.
ON WEDNESDAY, SEPTEMBER 17, 2025 VIA ZOOM.**

Items for Future Discussion:

- Pond 4 Leak Sealant
- Pond 6 Liner Damage
- Fire Evacuation Plan