

**BNC METROPOLITAN DISTRICT #1
REGULAR MEETING
NOTICE AND AGENDA**

<u>BOARD OF DIRECTORS</u>	<u>OFFICE</u>	<u>TERM EXPIRES</u>
Jeffery Trzeciak	President	May 2027
Thomas Kivett	Vice-President	May 2027
Rob Hodnet	Director	May 2027
Rich Lange	Treasurer	May 2029
Arthur Tucker	Secretary	May 2029

DATE: Wednesday, July 15, 2026
TIME: 6:00 p.m.
PLACE: Bison Ridge Recreation Center
13905 E 112th Ave, Commerce City, CO 80022
& Videoconference via Zoom
ZOOM: [ZOOM LINK](#)
Meeting ID: 816 9228 5997
Passcode: 592527

I. Administrative Items

- a. Call to Order
- b. Present Disclosures of Potential Conflicts of Interest
- c. Approval or Amendment to the Agenda
- d. Approval of Minutes of the May 20th Meetings (enclosure)
- e. Ratification of Email Decisions (enclosures)
 - a. Landscaping Repairs

II. Public Comment – Each Individual is Limited to No More Than 3 Minutes

III. Public Appeals

IV. Financial Matters

- a. Presentation of 2025 Audit (enclosure pending)
- b. Consideration and Acceptance of 2025 Audit
- c. Review and Approve/Ratify Payment of Claims (enclosure)
- d. Review Financial Statements for the Period Ending June 30, 2026 (enclosure)

V. Operations & Maintenance Matters

- a. Landscaping & Open Spaces
 - a. Review of Landscaping Report (enclosure)
 - i. Review and Consideration of Approval of Drainage Area Cleanout Quote (enclosure)
 - ii. Review and Consideration of Approval of New Pet Waste Stations (enclosures)
 - b. Review and Consideration of Prairie Dog Treatment Quote (enclosure)

- c. Masonry Project Review
- b. Pool Operations
 - a. Pool Operations Updates & Lookahead (enclosure)
 - b. Review and Consideration of Approval for Pool Pump Motor Replacement (enclosure)

VI. Community Engagement Matters

- a. Little Library Art Completion Update
- b. Covenant Enforcement Report (enclosure)
 - a. Review and Consideration of Approval for Covenant Enforcement Policy Update (enclosure)

VII. Manager Matters

- a. Review of Look Ahead Schedule (enclosure)

VIII. Director's Items

- a. Review and Approval of Design Review Requests (enclosure)
- b. Review and Approval of Architectural Review Committee Member

IX. Legal Matters

- a. Executive Session
 - a. Reconciliation of Total Improvement Costs Update
 - b. Discussion Regarding Pool Repayment for BNC MD #2

ADJOURN INTO EXECUTIVE SESSION Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., for the purpose of receiving legal advice on specific legal questions and for the purpose of developing negotiating positions and strategies related to certain disputes with BNC2 Metropolitan District related to cost sharing, contribution related to the payment of the attorney fee award to BNC3 Metropolitan District and/or its directors, and cost reconciliations; and to discuss repayment options from BNC2 Metropolitan District for the 2026 and 2027 pool season.

X. Other Business

XI. Adjournment

THE NEXT REGULAR MEETING: WEDNESDAY, SEPTEMBER 16TH, 2026