

**BNC METROPOLITAN DISTRICT #1
SPECIAL 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: Monday, December 8, 2025
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: 849 2691 4418
Passcode: 839625

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 July 1, 2025, November 12, 2025 & November 20, 2025 Meetings (enclosures)

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

III. Public Appeals – if applicable

IV. Operations & Maintenance Matters

- a. Landscaping & Open Spaces
 - a. Approve and Ratify Valor Landscaping Contract – Email Decision

V. Financial Matters

- a. Public Hearing for the 2026 Draft Budget (enclosure)
- b. Review and Approve/Ratify Payment of Claims (enclosure)
- c. Review Financial Statements for the Period Ending October 31, 2025 (enclosure)

VI. Manager Matters

- a. Review and Approve Annual Administrative Resolution (enclosure)
- b. Review of Look Ahead Schedule (enclosure)

VII. Director's Items

- a. Distribution of W9s
- b. Review and Approval of Design Review Requests (if applicable)
- c. Consideration of Mission Statement for Metropolitan District Board of Directors

VIII. Legal Matters

- a. Executive Session
 - a. Final Reconciliation of Total Improvement Costs Update (enclosure)

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 with respect to the pending lawsuit against BNC3 Metropolitan District and related to the cost and fee awards against the District.

IX. Other Business

X. Adjournment

THE NEXT REGULAR MEETING: WEDNESDAY, MARCH 18TH, 2025