

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

<b><u>BOARD OF DIRECTORS</u></b>	<b><u>OFFICE</u></b>	<b><u>TERM EXPIRES</u></b>
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, March 18, 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: 878 2025 6742  
Passcode: 699734

**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 December 8, 2025 & December 29, 2025 Meetings (enclosures)

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

**III. Public Appeals – if applicable**

**IV. Financial Matters**

- a. Public Hearing for the 2025 Amended Budget (enclosure)
- b. Review and Approve/Ratify Payment of Claims (enclosure)
- c. Review Financial Statements for the Fiscal Year Ending December 31, 2025 (enclosure)
- d. Review Financial Statements for the Period Ending February 28, 2026 (enclosure)

**V. Operations & Maintenance Matters**

- a. Landscaping & Open Spaces
  - a. Review of Spring Clean Up Report (enclosure)
  - b. Backflow Repair Updates, Quote Review and Approval (enclosure)
  - c. Discussion of Landscaping Maintenance – 3-5 Year Plan (enclosure)
  - d. Review Quotes for Tree Maintenance & Services Options (enclosure)
  - e. Review Quote for Little Library Work (enclosures)
  - f. Review Quotes for Miscellaneous Landscaping Repairs (enclosures)
  - g. Fencing Repair Updates

- b. Pool Operations
  - a. Pool Operations Updates & Lookahead (enclosure)
  - b. Review & Approve Contracts for 2026 Pool Season
    - i. Pool Manager (enclosure)
    - ii. Pool Monitors (enclosure)
  - c. Review and Approval of Pool Contracted Services for 2026 Services (enclosure)
  - d. Upcoming Capital Projects
    - i. Review and Approval of Pool Bathroom Improvement Quotes (enclosure)
    - ii. Review and Approval of Pool Resurfacing Quotes (enclosures)
    - iii. Pending Quotes – Shade Sails
  - e. Review and Approval of Lemonade Stand at the Pool (enclosure)

**VI. Community Engagement Matters**

- a. Little Library Art Competition Proposal – Maddie Cowger (enclosure)
- b. Summer Community Engagement Proposal – Maddie Cowger (enclosure)
- c. Spring Clean Up Request
- d. Website Update
- e. Covenant Enforcement Updates (enclosure)
- f. Discussion with Board regarding Parks & Rec Resident Letter (enclosure)

**VII. Manager Matters**

- a. Review of Look Ahead Schedule (enclosure)

**VIII. Director’s Items**

- a. Review and Approval of Design Review Requests (enclosures)

**IX. Legal Matters**

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

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; and for developing legal 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 pool season.

**X. Other Business**

**XI. Adjournment**

**THE NEXT REGULAR MEETING: WEDNESDAY, MAY 20TH, 2026**