BNC METROPOLITAN DISTRICT #1
REGULAR MEETING
NOTICE AND AGENDA

BOARD OF DIRECTORS	OFFICE	TERM EXPIRES
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, November 18th, 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: 846 9592 3619
Passcode: 309747

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 September 9th & October 20th Meetings– Special Meetings
e. Ratification of Email Decisions
    a. Dumpster Day Spending Approval
    b. Snow Removal Scope of Services Approval
    c. Renewal of Landscape Services

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

III. Public Appeals

IV. Financial Matters

a. Public Hearing for the 2027 Draft Budget
b. Consideration and Ratification of Draft 2027 Budget
c. Review and Approve/Ratify Payment of Claims
d. Review Financial Statements for the Period Ending October 31, 2026

V. Operations & Maintenance Matters

a. Landscaping & Open Spaces
    a. Review of Landscaping Summary
        i. Review and Consideration of Approval of Landscaping Improvements
        ii. Review and Consideration of 2027 Valor Landscaping Services Contract
b. Capital Projects / Operational Projects
    a. Review and Consideration of New Pool Covers

b. Concrete Resurfacing Quote Review
c. Fencing Quotes – Review and Consider Approval
d. Tree & Fire Mitigation Work – Review and Consider Approval

VI. Community Engagement Matters

a. Covenant Enforcement Report

VII. Manager Matters

a. Review of Look Ahead Schedule
b. Review & Approval of Transparency Notice
c. Review & Approval of Annual Administrative Resolution
d. Review & Approval of Resolution Calling for 2027 Election
e. Review & Consideration of CRS of Colorado Management & Accounting Services Contract for 2027

VIII. Director's Items

a. Review and Approval of Design Review Requests

IX. Legal Matters

a. Executive Session
    a. Reconciliation of Total Improvement Costs Update
    b. Discussion of Drainage Area Parcel Ownership along Highway 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 ownership of the parcel related to the drainage area along Highway 2.

X. Other Business

XI. Adjournment

THE NEXT REGULAR MEETING: WEDNESDAY, MARCH 10TH, 2027