

**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, May 20, 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: 849 6195 2462
Passcode: 412234

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 March 18th & May 8th Meetings (enclosures)
- e. Ratification of Email Decisions (enclosures)
 - a. Pool Bathroom Repairs Contract
 - b. Pool Mats
 - c. Playground Mulch
 - d. Pool Monitor
 - e. Masonry Capital Project Contract
 - f. Tree Care and Maintenance

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

III. Public Appeals – if applicable

IV. Financial Matters

- a. Review and Approve/Ratify Payment of Claims (enclosure)
- b. Review Financial Statements for the Period Ending April 30, 2026 (enclosure)

V. Operations & Maintenance Matters

- a. Landscaping & Open Spaces
 - a. Review of Landscaping Report (enclosure)
 - i. Discussion of Landscaping Maintenance – Cobble vs Mulch Maintenance (enclosure)

- ii. Review and Approve Backflow Replacement (enclosure)
 - b. Masonry Project Updates (enclosure)
 - i. Portapotty Change Order (enclosure)
 - c. District Work Order Updates & Approvals
 - i. Fencing Repair Quote- 12939 E. 106 Way (enclosure)
 - ii. Concrete Shaving Quote (enclosure)
- b. Pool Operations
 - a. Pool Operations Updates & Lookahead (enclosure)
 - b. Signage Updates & Approval (enclosure)

VI. Community Engagement Matters

- a. Little Library Art Competition Update – Maddie Cowger (enclosure)
- b. Summer Events Proposals (enclosure)
- c. Covenant Enforcement Updates

VII. Manager Matters

- a. Review of Look Ahead Schedule (enclosure)
- b. Review and Approval of Updated CORA Resolution (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
 - 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 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, JULY 15TH, 2026