

# PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 · 800-741-3254  
Fax: 303-987-2032

## NOTICE OF A SPECIAL MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u>      | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Michael Tamblyn            | President           | 2023/May 2023           |
| Ashley Licursi             | Treasurer           | 2025/May 2025           |
| Brandon Schenberg          | Assistant Secretary | 2023/May 2023           |
| Melissa Zimmerman          | Assistant Secretary | 2025/May 2025           |
| Amanda Coffey              | Assistant Secretary | 2025/May 2025           |
| Ann E. Finn                | Secretary           |                         |

**DATE:**        **September 15, 2022**

**TIME:**        **5:30 P.M.**

**PLACE:**        **Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:**

Zoom information:

<https://us02web.zoom.us/j/89562312783?pwd=MIZqQ09nQ3FGL3MzRXNVczNHc2ZOUT09>

Meeting ID: 895 6231 2783

Passcode: 655550

Dial In: 1-253-215-8782

One tap mobile

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### I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflict of Interest.
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- B. Approve Agenda; confirm location/manner of meeting and posting of meeting notices.
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### II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. COMMUNITY MANAGEMENT MATTERS

- A. Review Community Management Report (enclosure).
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- B. Discuss Covenant Violations and provide direction to District Management regarding need for Board authorization to proceed with legal actions.
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IV. OPEATIONS AND MAINTENANCE

- A. Review and consider approval of proposal from Vargas Property Services, Inc. for Districts Tracts - Village 1 (enclosures).
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- B. Review and consider approval of proposal from Vargas Property Services, Inc. for Golden Eagle Park (enclosure).
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V. OTHER MATTERS

- A. \_\_\_\_\_

- VI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 10, 2022 AT 11:30 A.M. VIA ZOOM**

**Violations Summary**  
 Prairie Center Metropolitan District No. 7  
 Period: 1/1/2022 through 9/7/2022

Date: 9/9/2022  
 Time: 10:43 am  
 Page: 1

| Violation Type / Item                   | Escalation            | Item Count | # Letters | # Violations |
|---|-----------------------|------------|-----------|--------------|
| <b>Fencing</b>                          |                       |            |           |              |
| <b>Closed</b>                           |                       |            |           |              |
| Fencing: Does Not Conform to Guidelines | Level Courtesy Notice | 2          |           |              |
| Fencing: Does Not Conform to Guidelines | Level First Notice    | 1          |           |              |
| Fencing: Not Installed                  | Level Courtesy Notice | 1          |           |              |
| <b>Total Items / Letters Closed</b>     |                       | <b>4</b>   | <b>5</b>  |              |
| <b>Open</b>                             |                       |            |           |              |
| Fencing: Does Not Conform to Guidelines | Level Courtesy Notice | 1          |           |              |
| Fencing: Needs Stain                    | Level Courtesy Notice | 2          |           |              |
| <b>Total Items / Letters Open</b>       |                       | <b>3</b>   | <b>3</b>  |              |
| <b>Total Fencing</b>                    |                       | <b>7</b>   | <b>8</b>  | <b>7</b>     |
| <b>Holiday Decorations</b>              |                       |            |           |              |
| <b>Closed</b>                           |                       |            |           |              |
| Holiday Decorations: Left Up            | Level Courtesy Notice | 2          |           |              |
| Holiday Lights: Left Up                 | Level Courtesy Notice | 14         |           |              |
| Holiday Lights: Left Up                 | Level First Notice    | 1          |           |              |
| Holiday Lights: Left Up                 | Level Second Notice   | 1          |           |              |
| <b>Total Items / Letters Closed</b>     |                       | <b>18</b>  | <b>34</b> |              |
| <b>Total Holiday Decorations</b>        |                       | <b>18</b>  | <b>34</b> | <b>18</b>    |
| <b>Landscaping</b>                      |                       |            |           |              |
| <b>Closed</b>                           |                       |            |           |              |
| Landscaping: Dead Shrub(s)              | Level Courtesy Notice | 1          |           |              |
| Landscaping: Fabric Showing             | Level Courtesy Notice | 1          |           |              |
| <b>Total Items / Letters Closed</b>     |                       | <b>2</b>   | <b>2</b>  |              |
| <b>Open</b>                             |                       |            |           |              |
| Landscaping: Fabric Showing             | Level Courtesy Notice | 1          |           |              |
| Landscaping: Fabric Showing             | Level First Notice    | 1          |           |              |
| Landscaping: Not Installed              | Level Courtesy Notice | 1          |           |              |

**Violations Summary**  
 Prairie Center Metropolitan District No. 7  
 Period: 1/1/2022 through 9/7/2022

Date: 9/9/2022  
 Time: 10:43 am  
 Page: 2

| Violation Type / Item                                    | Escalation            | Item Count | # Letters  | # Violations |
|--|-----------------------|------------|------------|--------------|
| <b>Landscaping</b>                                       |                       |            |            |              |
| <b>Total Items / Letters Open</b>                        |                       | <b>3</b>   | <b>4</b>   |              |
| <b>Total Landscaping</b>                                 |                       | <b>5</b>   | <b>6</b>   | <b>5</b>     |
| <b>Lawn</b>  |                       |            |            |              |
| <b>Closed</b>  |                       |            |            |              |
| Lawn: Dead   | Level Courtesy Notice | 1          |            |              |
| Lawn: Dead Spots   | Level Courtesy Notice | 2          |            |              |
| Lawn: Dead Spots   | Level First Notice    | 1          |            |              |
| Lawn: Health of Grass                                    | Level Courtesy Notice | 7          |            |              |
| Lawn: Needs Mowed  | Level Courtesy Notice | 26         |            |              |
| Lawn: Needs Mowed  | Level First Notice    | 3          |            |              |
| <b>Total Items / Letters Closed</b>                      |                       | <b>40</b>  | <b>66</b>  |              |
| <b>Open</b>  |                       |            |            |              |
| Lawn: Dead   | Level Courtesy Notice | 1          |            |              |
| Lawn: Dead Spots   | Level Courtesy Notice | 1          |            |              |
| Lawn: Health of Grass                                    | Level Courtesy Notice | 4          |            |              |
| Lawn: Needs Mowed  | Level Courtesy Notice | 30         |            |              |
| Lawn: Needs Mowed  | Level First Notice    | 5          |            |              |
| <b>Total Items / Letters Open</b>                        |                       | <b>41</b>  | <b>47</b>  |              |
| <b>Total Lawn</b>  |                       | <b>81</b>  | <b>113</b> | <b>78</b>    |
| <b>Maintenance</b>                                       |                       |            |            |              |
| <b>Closed</b>  |                       |            |            |              |
| Driveway: Oil Stain/Paint                                | Level Courtesy Notice | 1          |            |              |
| <b>Total Items / Letters Closed</b>                      |                       | <b>1</b>   | <b>1</b>   |              |
| <b>Total Maintenance</b>                                 |                       | <b>1</b>   | <b>1</b>   | <b>1</b>     |
| <b>Misc</b>  |                       |            |            |              |
| <b>Closed</b>  |                       |            |            |              |
| Object Blocking Public Right of Way: Basketball Net, Car | Level Courtesy Notice | 1          |            |              |

**Violations Summary**  
 Prairie Center Metropolitan District No. 7  
 Period: 1/1/2022 through 9/7/2022

Date: 9/9/2022  
 Time: 10:43 am  
 Page: 3

| Violation Type / Item               | Escalation            | Item Count | # Letters | # Violations |
|-------------------------------------|-----------------------|------------|-----------|--------------|
| <b>Misc</b>                         |                       |            |           |              |
| <b>Closed</b>                       |                       |            |           |              |
| Grill: Stored Incorrectly           | Level Courtesy Notice | 1          |           |              |
| Nuisance                            | Level Courtesy Notice | 25         |           |              |
| Nuisance                            | Level First Notice    | 1          |           |              |
| Nuisance                            | Level Second Notice   | 2          |           |              |
| Objects Stored at House/On Side     | Level Courtesy Notice | 3          |           |              |
| Objects Stored at House/On Side     | Level First Notice    | 2          |           |              |
| Objects Stored at House/On Side     | Level Second Notice   | 1          |           |              |
| Ornaments/Landscape Art: Too Tall   | Level Courtesy Notice | 1          |           |              |
| Trash/Debris at Residence           | Level Courtesy Notice | 2          |           |              |
| Trash/Debris at Residence           | Level First Notice    | 1          |           |              |
| Unapproved Improvement              | Level Courtesy Notice | 9          |           |              |
| <b>Total Items / Letters Closed</b> |                       | <b>49</b>  | <b>70</b> |              |
| <b>Open</b>                         |                       |            |           |              |
| Nuisance                            | Level Courtesy Notice | 1          |           |              |
| Nuisance                            | Level First Notice    | 3          |           |              |
| Nuisance                            | Level Third Notice    | 1          |           |              |
| Objects Stored at House/On Side     | Level Courtesy Notice | 1          |           |              |
| Trash/Debris at Residence           | Level Attorney Notice | 1          |           |              |
| Unapproved Improvement              | Level First Notice    | 2          |           |              |
| Unapproved Improvement              | Level Second Notice   | 2          |           |              |
| Unapproved Improvement              | Level Attorney Notice | 1          |           |              |

**Violations Summary**  
 Prairie Center Metropolitan District No. 7  
 Period: 1/1/2022 through 9/7/2022

Date: 9/9/2022  
 Time: 10:43 am  
 Page: 4

| Violation Type / Item   | Escalation            | Item Count | # Letters  | # Violations |
|---|-----------------------|------------|------------|--------------|
| <b>Misc</b>   |                       |            |            |              |
| <b>Total Items / Letters Open</b>                                       |                       | <b>12</b>  | <b>37</b>  |              |
| <b>Total Misc</b>   |                       | <b>61</b>  | <b>107</b> | <b>56</b>    |
| <b>Painting</b>   |                       |            |            |              |
| <b>Closed</b>   |                       |            |            |              |
| <b>Painting: Garage Door Needs Painting</b>                             | Level Courtesy Notice | 1          |            |              |
| <b>Total Items / Letters Closed</b>                                     |                       | <b>1</b>   | <b>1</b>   |              |
| <b>Total Painting</b>   |                       | <b>1</b>   | <b>1</b>   | <b>1</b>     |
| <b>Parking, etc.</b>  |                       |            |            |              |
| <b>Closed</b>   |                       |            |            |              |
| <b>Camper/Trailer/Recreational/Heavy Equipment Vehicle at Residence</b> | Level Courtesy Notice | 9          |            |              |
| <b>Camper/Trailer/Recreational/Heavy Equipment Vehicle at Residence</b> | Level First Notice    | 1          |            |              |
| <b>Parking Where Not Permitted</b>                                      | Level Courtesy Notice | 4          |            |              |
| <b>Total Items / Letters Closed</b>                                     |                       | <b>14</b>  | <b>23</b>  |              |
| <b>Open</b>   |                       |            |            |              |
| <b>Camper/Trailer/Recreational/Heavy Equipment Vehicle at Residence</b> | Level Courtesy Notice | 2          |            |              |
| <b>Parking Where Not Permitted</b>                                      | Level Courtesy Notice | 2          |            |              |
| <b>Parking Where Not Permitted</b>                                      | Level Second Notice   | 2          |            |              |
| <b>Total Items / Letters Open</b>                                       |                       | <b>6</b>   | <b>12</b>  |              |
| <b>Total Parking, etc.</b>  |                       | <b>20</b>  | <b>35</b>  | <b>20</b>    |
| <b>Trash Cans</b>   |                       |            |            |              |
| <b>Closed</b>   |                       |            |            |              |
| <b>Trash Cans: Visible</b>  | Level Courtesy Notice | 36         |            |              |
| <b>Trash Cans: Visible</b>  | Level First Notice    | 8          |            |              |
| <b>Trash Cans: Visible</b>  | Level Second Notice   | 5          |            |              |
| <b>Trash Cans: Visible</b>  | Level Third Notice    | 1          |            |              |
| <b>Total Items / Letters Closed</b>                                     |                       | <b>50</b>  | <b>95</b>  |              |
| <b>Open</b>   |                       |            |            |              |
| <b>Trash Cans: Visible</b>  | Level Courtesy Notice | 1          |            |              |
| <b>Trash Cans: Visible</b>  | Level First Notice    | 1          |            |              |

**Violations Summary**  
 Prairie Center Metropolitan District No. 7  
 Period: 1/1/2022 through 9/7/2022

Date: 9/9/2022  
 Time: 10:43 am  
 Page: 5

| Violation Type / Item               | Escalation            | Item Count | # Letters  | # Violations |
|-------------------------------------|-----------------------|------------|------------|--------------|
| <b>Trash Cans</b>                   |                       |            |            |              |
| <b>Open</b>                         |                       |            |            |              |
| Trash Cans: Visible                 | Level Third Notice    | 1          |            |              |
| Trash Cans: Visible                 | Level Attorney Notice | 1          |            |              |
| <b>Total Items / Letters Open</b>   |                       | <b>4</b>   | <b>20</b>  |              |
| <b>Total Trash Cans</b>             |                       | <b>54</b>  | <b>115</b> | <b>54</b>    |
| <b>Trees</b>                        |                       |            |            |              |
| <b>Closed</b>                       |                       |            |            |              |
| Tree: Dead                          | Level Courtesy Notice | 8          |            |              |
| <b>Total Items / Letters Closed</b> |                       | <b>8</b>   | <b>10</b>  |              |
| <b>Open</b>                         |                       |            |            |              |
| Tree: Dead                          | Level Courtesy Notice | 10         |            |              |
| Tree: Dead                          | Level First Notice    | 12         |            |              |
| <b>Total Items / Letters Open</b>   |                       | <b>22</b>  | <b>41</b>  |              |
| <b>Total Trees</b>                  |                       | <b>30</b>  | <b>51</b>  | <b>30</b>    |
| <b>Weeds</b>                        |                       |            |            |              |
| <b>Closed</b>                       |                       |            |            |              |
| Weeds in Lawn                       | Level Courtesy Notice | 7          |            |              |
| Weeds in Lawn                       | Level First Notice    | 1          |            |              |
| Weeds in Lawn                       | Level Second Notice   | 1          |            |              |
| Weeds: Rock/Mulch Beds              | Level Courtesy Notice | 31         |            |              |
| Weeds: Rock/Mulch Beds              | Level First Notice    | 6          |            |              |
| Weeds: Rock/Mulch Beds              | Level Second Notice   | 2          |            |              |
| Weeds: Rock/Mulch Beds              | Level Third Notice    | 1          |            |              |
| <b>Total Items / Letters Closed</b> |                       | <b>49</b>  | <b>83</b>  |              |
| <b>Open</b>                         |                       |            |            |              |
| Weeds in Lawn                       | Level Courtesy Notice | 8          |            |              |
| Weeds in Lawn                       | Level First Notice    | 2          |            |              |
| Weeds in Lawn                       | Level Second Notice   | 1          |            |              |

**Violations Summary**  
 Prairie Center Metropolitan District No. 7  
 Period: 1/1/2022 through 9/7/2022

Date: 9/9/2022  
 Time: 10:43 am  
 Page: 6

| Violation Type / Item                                       | Escalation            | Item Count | # Letters  | # Violations |
|---|-----------------------|------------|------------|--------------|
| <b>Weeds</b>  |                       |            |            |              |
|   | <b>Open</b>           |            |            |              |
| Weeds: Rock/Mulch Beds                                      | Level Courtesy Notice | 5          |            |              |
| Weeds: Rock/Mulch Beds                                      | Level First Notice    | 5          |            |              |
| Weeds: Rock/Mulch Beds                                      | Level Second Notice   | 3          |            |              |
| Weeds: Rock/Mulch Beds                                      | Level Attorney Notice | 1          |            |              |
| Weeds: Tree Ring  | Level Courtesy Notice | 1          |            |              |
| <b>Total Items / Letters Open</b>                           |                       | <b>26</b>  | <b>53</b>  |              |
| <b>Total Weeds</b>  |                       | <b>75</b>  | <b>136</b> | <b>74</b>    |
| <b>Total for Prairie Center Metropolitan District No. 7</b> |                       | <b>353</b> | <b>607</b> | <b>344</b>   |





**270 Interlocken Blvd**  
**Broomfield, CO 80021**  
**Phone: 303.466.9196**

## Proposal

|                              |                             |
|------------------------------|-----------------------------|
| Date                         | 8/31/2022                   |
| Quote #                      | 2018095                     |
| Project                      | 311 - 6300 - Village 1 P... |
| Site Location                |                             |
| Districts Tracts - Village 1 |                             |

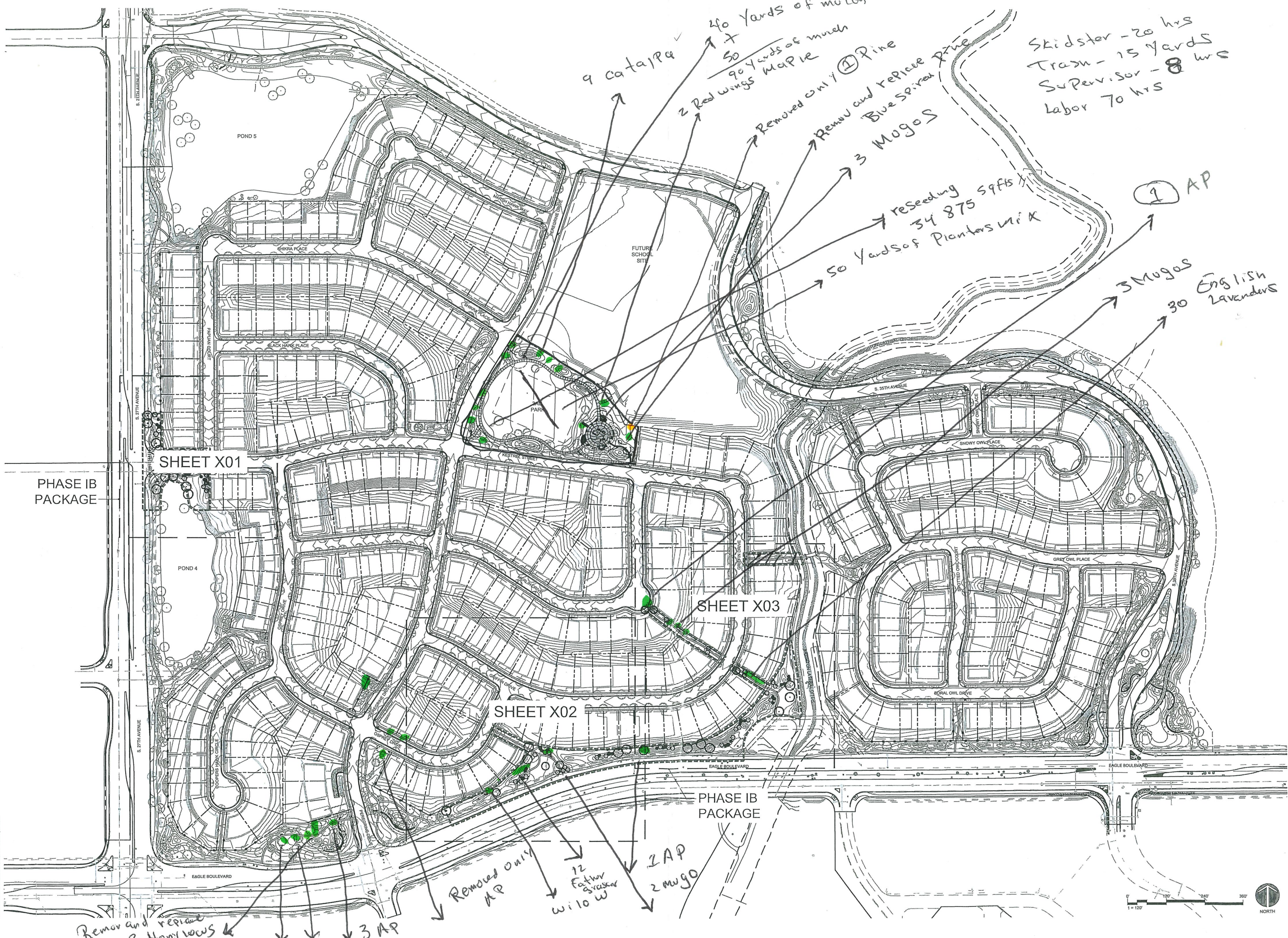
Prairie Center Metro District #7  
 C/O Clifton Larson Allen  
 8390 East Crescent Parkway  
 Suite 300  
 Greenwood Village, CO 80111-2814

| Description                                     | Qty | Rate     | Total    |
|---|-----|----------|----------|
| Services to be provided throughout the property |     |          |          |
| Remove trees                                    | 3   | 440.00   | 1,320.00 |
| Honey Locuts                                    | 2   | 820.00   | 1,640.00 |
| Austrian pine                                   | 5   | 820.00   | 4,100.00 |
| Willow tree                                     | 1   | 820.00   | 820.00   |
| Lavender shrubs                                 | 15  | 85.00    | 1,275.00 |
| Maugo shrubs                                    | 3   | 85.00    | 255.00   |
| Fathers grassers                                | 8   | 85.00    | 680.00   |
| Labor   | 40  | 70.00    | 2,800.00 |
| Supervisor labor                                | 4   | 115.00   | 460.00   |
| Planters mix                                    | 30  | 150.00   | 4,500.00 |
| Skid steer                                      | 10  | 125.00   | 1,250.00 |
| Disposal  | 1   | 1,100.00 | 1,100.00 |

*Thank you for your business.*

**Total: \$20,200.00**

*Approval Signature* \_\_\_\_\_



Skidster - 20 hrs  
Truck - 15 yards  
Supervisor - 8 hrs  
Labor 70 hrs

40 Yards of mulch  
+ 50  
90 Yards of mulch  
9 catappa  
2 Redwings Maple

Removed only 1 Pine  
Renew and replace  
Blue Spirea  
3 Mogos

reseed 34 875 sqfts  
50 Yards of Planters mix  
1 AP

3 Mogos  
30 English Lavenders

Removed only AP  
12 Fatboy grasses  
willow  
2AP  
2 mugo

Remove and replace  
2 Horis lows  
3 AP

Drawn: L1000302.74 Public Covered CAD/CAM/Map Data/Phase IBL100\_Coverd Site Plan.dwg  
Last Saved: 11/22/2017 10:11:17 AM by DTJ  
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**270 Interlocken Blvd**  
**Broomfield, CO 80021**  
**Phone: 303.466.9196**

# Proposal

|                   |                             |
|-------------------|-----------------------------|
| Date              | 8/17/2022                   |
| Quote #           | 2018077                     |
| Project           | 311 - 6300 - Village 1 P... |
| Site Location     |                             |
| Golden Eagle Park |                             |

Prairie Center Metro District #7  
 C/O Clifton Larson Allen  
 8390 East Crescent Parkway  
 Suite 300  
 Greenwood Village, CO 80111-2814

| Description                                     | Qty | Rate     | Total    |
|---|-----|----------|----------|
| Services to be provided throughout the property |     |          |          |
| Remove trees                                    | 10  | 440.00   | 4,400.00 |
| Replace Catalpa trees                           | 9   | 820.00   | 7,380.00 |
| Replace Red Wing Maple trees                    | 2   | 820.00   | 1,640.00 |
| Replace Spruce tree                             | 1   | 820.00   | 820.00   |
| Maugo shrubs                                    | 2   | 85.00    | 170.00   |
| Labor   | 40  | 70.00    | 2,800.00 |
| Supervisor labor                                | 8   | 115.00   | 920.00   |
| Planters mix                                    | 30  | 150.00   | 4,500.00 |
| Skid steer                                      | 10  | 125.00   | 1,250.00 |
| Disposal  | 1   | 1,100.00 | 1,100.00 |

*Thank you for your business.*

**Total: \$24,980.00**

*Approval Signature* \_\_\_\_\_