

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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[https:// www.prairiecentermd7.colorado.gov](https://www.prairiecentermd7.colorado.gov)

NOTICE OF A SPECIAL MEETING AND AGENDA

Board of Directors:

Michael Tamblyn
Ronald Johnson
David Burke
Vacant
Vacant
Peggy Ripko

Office:

President
Assistant Secretary

Term/Expiration:

2027/May 2027
2027/May 2027
2029/May 2027
2029/May 2027
2029/May 2027

DATE: Monday, June 30, 2025

TIME: 6:00 P.M.

PLACE: **Physical Location**

Holiday Inn Express & Suites Denver NE – Brighton
2212 Medical Center Drive
Brighton, CO 80601

Zoom Information:

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial in: 1-719-359-4580

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflict of Interest.

B. Approve Agenda; confirm location of meeting and posting of meeting notices.

C. Discuss and consider appointment of qualified individual Allen Greene to the Board of Directors to fill an existing vacancy.

- D. Consider appointment of officers.

President: _____

Treasurer: _____

Secretary: _____

Assistant Secretary: _____

Assistant Secretary: _____

- E. Schedule statutory Annual Meeting and Budget Workshop. Discuss statutory notice requirements for Annual Meeting.

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.

III. COMMUNITY MANAGEMENT MATTERS

- A. Discuss the District's responsibilities under the Declaration of Master Design Review Covenants and Use Restrictions for Prairie Center Residential.

- B. Community Management Report.

- C. Discuss homeowner request to plant trees in the greenbelt area.

- D. Discuss community potluck picnic.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending June 25, 2025, in the amount of \$308,623.97 (enclosure).

- B. Review and consider acceptance of unaudited financial statements for the period ending May 31, 2025 (enclosure).

- C. Review and consider approval of 2024 Audit and authorize execution of Representations Letter (draft audit – enclosed).

V. LEGAL MATTERS

- A. Acknowledge and ratify adoption of Resolution Regarding Termination of Project Fund with Respect to the Limited Tax Obligation Bonds, Series 2020 (enclosure).
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VI. OPERATIONS AND MAINTENANCE MATTERS

- A. Review and ratify approval of Change Order No. 6 to the Service Agreement for Landscape Maintenance of District Tracts –Village I between the District and Vargas Property Services, Inc., for 2025 landscaping services, in the amount of \$93,173.22 (enclosure).
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- B. Review and consider approval of proposals from Vargas Property Services, Inc. for seeding, and authorize preparation of Change Order(s) (enclosures).
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- C. Review and ratify approval of the Service Agreement for Utility Locate Services between the District and Diversified Underground, Inc. (enclosure).
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VII. CAPITAL MATTERS

- A. Discuss the Prairie Center Village I Phase IV Improvements Projects.
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VIII. OTHER MATTERS

- A. _____
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- IX. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 10, 2025.**