

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7

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<https://www.prairiecentermd7.colorado.gov>

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Michael Tamblyn	President	2027/May 2027
Ronald Johnson	Treasurer	2027/May 2027
David Burke	Assistant Secretary	2029/May 2027
Allen Greenfield	Assistant Secretary	2029/May 2027
Vacant	N/A	2029/May 2027

DATE: Monday, September 29, 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/8509512586?pwd=uEN1XxRLvGxx9fCYgZ8a657vzK541C.1&omn=84579689761>
Meeting ID: 850 951 2586
Passcode: 741357
Dial in: 719-359-4580

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dgarcia@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. Acknowledge resignation of Peggy Ripko as District Secretary effective September 16, 2025, and consider appointment of Diana Garcia as District Secretary.

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. **Consent Agenda** – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless a board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Ratify Change Order No. 7 to Service Agreement for Landscape Maintenance of District Tracts – Village 1 between the District and Vargas Property Services, Inc., for weed mitigation services in the amount of \$2,316.23 (enclosure).
- Ratify Change Order No. 8 between the District and Vargas Property Services, Inc., for irrigation system repairs and backflow replacements in the amount of \$11,430.24 (enclosure).

IV. OPERATIONS AND MAINTENANCE MATTERS

A. Consider authorizing preparation and execution of a Change Order to extend the Service Agreement for Snow Removal between the District and Magnum Snow Removal, Inc., through May 31, 2026.

B. Review and consider approval of Change Order No. 2 to the Service Agreement for Exterior Light Inspection between the District and Colorado Lighting, Inc. (d/b/a CLI Services), for light inspection services from January 1, 2025 through December 31, 2026, on a time and materials basis (enclosure).

C. Review proposals for hydroseeding. Consider authorizing preparation and execution of an agreement or work order upon acceptance of proposal from selected service provider (enclosures).

D. Review and consider approval of Change Order No. 2 to the Service Agreement for Dog Station Services between the District and Poop 911 Colorado for installation of an additional pet waste station in the amount of \$400.00 (enclosure).

V. OTHER BUSINESS

A. _____

VI. ADJOURNMENT **THE NEXT MEETING IS SCHEDULED FOR DECEMBER 4, 2025, AT 6:00 P.M. VIA ZOOM.**

The December meeting agenda will include:

- Adoption of the 2026 Budget.

- Community management matters, including review of July 8, 2025, report from Altitude Community Law regarding statutory limitations on District administration, discuss preparation and distribution of a community newsletter and enforcement of residential design guidelines, use restrictions and covenants.
- Landscape maintenance and, if any, other operations and maintenance services requiring extension for the 2026 calendar year.
- Items deferred or continued at the June 30, 2025, meeting, including communications with residents (e.g., District web site and informational signage) and community potluck picnic.