

**DENVER WEST METROPOLITAN DISTRICT
LENA GULCH METROPOLITAN DISTRICT**
<https://www.lenagulchmd.com/>

Gregory C. Stevinson, President	Term to May 2027
Terence J. Stevinson, Vice President	Term to May 2029
Secretary/Treasurer	
Kent P. Stevinson, Assistant Secretary	Term to May 2027
Paul Stevinson, Assistant Secretary	Term to May 2027

NOTICE OF JOINT MEETING

via teleconference and in person at 1546 Cole Boulevard, Suite 240, Golden, CO
Tuesday November 4, 2025 at 10:00 a.m.

This meeting will be held via teleconferencing and can be joined through the directions below:

Join Zoom Meeting

<https://us02web.zoom.us/j/5143164376?pwd=T0lNUEpvejdjTFIubmJCTUhHYklydz09&omn=83950736144>

Meeting ID: 514 316 4376

Passcode: 5yjjuk

One tap mobile

+17193594580,,5143164376#,,,,*378917# US

+16699006833,,5143164376#,,,,*378917# US (San Jose)

Join instructions

<https://us02web.zoom.us/join/5143164376?signature=ytQqHsivXLjLb14T3J1qHHTpkFGNU1mEDqPHCqmXs34>

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures
3. Approval of Agenda **ACTION**
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.

5. Consent Agenda **ACTION**

- a. Approve Meeting Minutes June 25, 2025 (**enclosure**)
- b. Approve 2026 Joint Annual Administrative Resolution (**enclosure**)
- c. Ratify 6th Amendment to Independent Contractor Agreement with Denver West Realty, Inc. for Management Services (**enclosure**)

6. Insurance Matters: **ACTION**

- a. Approval of Proposals for Renewal of General Liability Schedule and Limits (**enclosure**)
- b. Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Payment of Agency Fees (**enclosure**)

7. Financial Matters – **ACTION all line items**

- a. Remove and replace Scott Stevinson with Kent Stevinson as signatory for both Denver West Metropolitan and Lena Gulch Metropolitan District checking and money market accounts – no formal resolution needed
- b. Ratification of Payables from October 2024 to September 2025 (**enclosure**)
- c. Consider Approval of Lena Gulch and Denver West Metropolitan District Financials through August 2025 (**enclosure**)
- d. Authorize Approval of Auditor Engagement Letter (**enclosures**)
- e. Conduct Public Hearing on 2025 Budget Amendment (*if needed*)
 - i. Consider Adoption of Resolution Amending 2025 Budget (*if needed*)
- f. Conduct Public Hearing on 2026 Budget
 - i. Consider Adoption of Resolution Adopting 2026 Budget, Imposing Mill Levy and Appropriating Funds, Denver West (**enclosure**)
 - ii. Consider Adoption of Resolution Adopting 2026 Budget, Imposing Mill Levy and Appropriating Funds, Lena Gulch (**enclosure**)

8. Legal Matters (**action indicated below**)

- a. Discuss and Consider Services Agreement for Landscape Maintenance between Lena Gulch Metropolitan District and B&B Maintenance and possibly other vendors (see example **enclosure**)
- b. Report on 2026 Service Plan Amendment
 - i. Consider engagement of Martin/Martin Consulting Engineers (**enclosure**)
ACTION

- ii. Consider engagement of Anderson Analytics, LLC as external financial advisor, to prepare a market study and conduct a financial analysis (enclosure) **ACTION**
- iii. Consider engagement of D.A. Davidson as underwriter (enclosures) **ACTION**

9. Other Business (action indicated below)

a. Gateway Signage Program (enclosure)

- i. Consider and Approve Signage and Access Easement agreement **ACTION**

10. Adjourn