

ASPEN RESERVE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 - 800-741-3254
Fax: 303-987-2032
www.aspenreservemd.colorado.gov

NOTICE OF A REGULAR MEETING AND AGENDA

Board of Directors:

Traci DelReal
Karl Hoopes
Beth Carmichael
VACANT
VACANT
Peggy Ripko

Office:

President
Treasurer
Assistant Secretary

Recording Secretary

Term/Expiration:

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

DATE: December 2, 2025 (Tuesday)

TIME: 6:00 P.M.

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

** 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.*

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUlZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Confirm quorum. Approve Agenda, confirm location of the meeting and posting of meeting notices and designate 24-hour posting location.

C. Public Comment. 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.

D. Review and approve Minutes of the July 15, 2025 Special Meeting (enclosure).

- E. Discuss business to be conducted in 2026 and location (virtual and/or physical) of meetings. Schedule regular meeting dates (suggested at 6:00 p.m. on the dates of June 9, 2026 and December 1, 2026) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, Location and Designating Location for Posting 24-Hour Notices (enclosure).
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- F. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2026.
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- G. Discuss §32-1-809, C.R.S.–2021 Transparency Notice reporting requirements and mode of eligible elector notification.
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III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims as follows (enclosures):

Fund	Period Ending July 31, 2025	Period Ending Aug 31, 2025	Period Ending Sept. 30, 2025	Period Ending Oct. 31, 2025
General	\$ 11,317.71	\$ 11,503.07	\$ 21,548.04	\$ 20,669.72
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 11,317.71	\$ 11,503.07	\$ 21,548.04	\$ 20,669.72

	Period Ending
Fund	\$ 18,023.30
General	\$ -0-
Debt	\$ -0-
Capital	\$ -0-
Total	\$ 18,023.30

- B. Review and accept unaudited financial statements and cash position schedule through the period ending September 30, 2025 (enclosure).
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- C. Discuss statutory requirements for an audit. Consider engagement of Schilling & Company, Inc. to perform 2025 Audit, for an amount not to exceed \$ _____ (enclosure).
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- D. Conduct Public Hearing to consider Amendment to 2025 Budget and (if necessary) consider adoption of Resolution to Amend the 2025 Budget and Appropriate Expenditures.
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- E. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary assessed valuation, resolutions and draft 2026 Budget).
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- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Manager to file the Certification with the Board of County Commissioners and other interested parties.
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- G. Consider appointment of District Accountant to prepare the 2027 Budget and set date for public hearing to adopt the 2027 Budget (December 1, 2025).
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IV. COVENANT CONTROL/COMMUNITY MANAGEMENT MATTERS

- A. Review and discuss Community Manager’s Report.
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- B. Discuss landscaping.
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- C. Review and consider approval of Proposal from Property Solutions Team for broken fences (enclosure).
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- D. Review and consider approval of Work Order from Keesen Landscape Management, Inc. for landscape enhancements (enclosure).
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V. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.
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VI. OTHER BUSINESS

- A. Discuss Garden in a Box Discounts with Thornton Water (enclosure).
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VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.**

Informational Enclosures:

- Memo regarding New Rate Structure from Special District Management Services, Inc.