# HASKINS STATION METROPOLITAN DISTRICT

2001 16th Street, Ste. 1700
Denver, CO 80202
Phone: 303-779-5710
www.haskinsstationmetrodistrict.com

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** July 23, 2026

**TIME:** 6:00 p.m.

**LOCATION:** via Microsoft Teams Videoconference,

**ACCESS:** Board members, consultants and members of the public may participate by teleconference or by computer/tablet by utilizing the following information

To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/meet/225698424765480?p=nIwTrVQEk7hHfweEmt

To attend via telephone, dial 612-213-1012 and enter the following additional information: Conference ID: 551 328 391#

| Board of Directors | Office | Term Expires |
|---|---|---|
| Robert Pipkin | President/Treasurer | May, 2029 |
| Matt Cavanaugh | Secretary | May, 2027 |
| Charles "Regan" Hauptman | Assistant Secretary | May, 2027 |
| Karolyn Evans | Assistant Secretary | May, 2029 |
| Ryan Heaton | Assistant Secretary | May, 2029 |

**I. ADMINISTRATIVE MATTERS**

A. Call to order / Declaration of Quorum

B. Conflict of Interest Disclosures.

C. Approval of agenda.

D. 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 per person.

**II. CONSENT AGENDA**

A. Review and consider approval of minutes from the March 2, 2026 regular board meeting and June 22, 2026 special board meeting (enclosure).

B. Ratify 2025 Annual Report (enclosure).

C. Ratify Independent Contractor Agreement with Rocky Mountain Playground Services for Playground Repair and Maintenance Services (enclosure).

D. Ratify Work Order No. 1 with Environmental Landworks Company, Inc. for Seeds (enclosure).

E. Ratify Work Order #2583 with Environmental Landworks Company, Inc. for Backflow Installation (enclosure).

F. Ratify Work Order #846 with Rocky Mountain Playground Services for Playground Repairs and Maintenance (enclosure).

**III. FINANCIAL MATTERS**

A. Review and consider acceptance of May 31, 2026 Unaudited Financial Statements (enclosure).

B. Review and consider approval of claims (enclosure).

C. Review and consider acceptance of draft 2025 Audit. Ratify approval of Representation Letter (enclosure).

**IV. LEGAL MATTERS**

A. Discussion Regarding November 2026 5.25% Limitation Election.

**V. MANAGER MATTERS**

A. Manager's Report (enclosure).

B. Review and consider approval of mulch refresh proposal (enclosure).

C. Review and consider approval of bed repair and replacement of plantings proposal (enclosure).

D. Landscaping Updates.

E. Discussion of ARC and violation letters, and next steps in response to Arvada drought restrictions.

**VI. DIRECTOR MATTERS**

A. Update on Community Garden.

**VII. OTHER BUSINESS**

A. Executive Session pursuant to C.R.S. § 24-6-402(4)(b) to receive legal advice from the Board's attorney on specific legal questions related to the Operations and Maintenance Agreement (Haskins Station Filing No. 1) with the Haskins Station Owners Association, and pursuant to C.R.S. § 24-6-402(4)(e) to determine positions relative to and to instruct negotiators regarding Operations and

Maintenance Agreement (Haskins Station Filing No. 1) with the Haskins Station Owners Association.

## VIII. ADJOURNMENT

**The next Board meeting is scheduled for November 4, 2026 at 6:00 P.M. via MS Teams video teleconference.**