

# BELLEVIEW PLACE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032  
<https://belleviewplacemd.colorado.gov/>

## NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Rustam Rakhimov	President	2027/May 2027
Alexander Rosenthal	Treasurer	2029/May 2029
Danette Jones	Assistant Secretary	2029/May 2029
Cynthia Myers	Assistant Secretary	2027/May 2027
<b>VACANT</b>		2029/May 2029
Peggy Ripko	Secretary	Non-elected

DATE: February 19, 2026

TIME: 6:00 P.M.

PLACE: This meeting will be held via Zoom.

**LOCATION:** VIA ZOOM *Please email Peggy Ripko if there are any issues (pripko@sdmsi.com).*

*\* 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=ob58I9fJoW6959PUJvCKVBYOhm4bvO.1>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial in: 1-719-359-4580

### I. CALL TO ORDER

A. Confirm Quorum and Present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda; confirm location of the meeting and posting of meeting notice and designate 24-hour posting location.

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### II. ADMINISTRATIVE MATTERS

A. Review and consider approval of the October 6, 2025 Special Meeting Minutes, October 16, 2025 Regular Meeting Minutes and December 10, 2025 Special Meeting Minutes and Statutory Annual Meeting Minutes (enclosures).

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### III. PUBLIC COMMENT

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.

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IV. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims (enclosure).

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- B. Review and accept unaudited financial statements and cash position schedule (to be distributed).

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V. OPERATION MATTERS

- A. Review and consider approval of Proposals for mulch replacement.

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  - 1. Proposal from Keesen Landscape Management, Inc. (enclosure).

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  - 2. Proposal from Environmental Design (enclosure).

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VI. LEGAL MATTERS

- A. Review and consider adoption of Resolution to Pay Board Members for District Board Meetings (enclosure).

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- B. Discuss Potential Bond Refinance in 2026.

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VII. OTHER MATTERS

- A. \_\_\_\_\_

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 14, 2026.**