

# BELLEVUE PLACE METROPOLITAN DISTRICT

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Lakewood, Colorado 80228-1898  
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<https://bellevueplacemd.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           |
| <b>VACANT</b>              |                     | 2027/May 2027           |
| <b>VACANT</b>              |                     | 2029/May 2029           |
| Peggy Ripko                | Secretary           | Non-elected             |

DATE: December 10, 2025  
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](mailto:pripko@sdmsi.com)).

\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager ([pripko@sdmsi.com](mailto: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=V3RnRGRtWkRyUjZZc1VMWTJFZjFHdz09>

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.

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

## II. ADMINISTRATIVE MATTERS

- A. Consider approval of 2026 Annual Administrative Resolution setting forth annual administrative matters including regular meeting schedule and Board officer positions.
- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).

- C. Discuss and authorize renewal of District's insurance and Special District Association (SDA) membership for 2026.
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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 (to be distributed).
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### V. OPERATION MATTERS

- A. Review and consider approval of Proposal from Orten Cavanagh Holmes & Hunt, LLC for Collection and Covenant Enforcement Services (enclosure).
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- B. Review and consider approval of 2026 Landscape Maintenance Contract from Powder Country Property Services (enclosure).
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- C. Review and consider approval of 2026 Snow Removal Proposal from Powder Country Property Services (enclosure).
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- D. Review and consider approval of Proposal from Nature's Workforce for 2025-2026 Snow Removal (enclosure).
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- E. Review and consider approval of Agreement for Services from Villalobos Towing LLC for 2025 Towing Services (enclosure).
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- F. Review and consider approval of Landscape Maintenance Agreement from Keesen Landscape (enclosure).
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- G. Review and consider approval of Landscape Proposal from Neighborhood Lawn Care (enclosure).
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VI. LEGAL MATTERS

- A. Consider Adoption of Resolution to Adopt the 2026 Budget, Appropriate Sums of Money, and Set Mill Levies (enclosure).
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VII. OTHER MATTERS

- A. Discuss playground options (enclosure).
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VIII. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***