

# LARKRIDGE METROPOLITAN DISTRICT NO. 2 (“DISTRICT”)

7555 E. Hampden Ave., Suite 501

Denver, Colorado 80231

Tel: 720-213-6621

Website: <https://larkridgemd2.org/>

## NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Jonathan Perlmutter	President	2027/May 2027
Brian S. Heinze	Treasurer	2027/May 2027
Shell D. Cook	Assistant Secretary	2029/May 2029
Jay Perlmutter	Assistant Secretary	2027/May 2027
Darrin Keslar	Assistant Secretary	2029/May 2029
Ann Finn	Secretary (not an elected position)	

DATE: June 22, 2026

TIME: 11:00 a.m.

PLACE: Jordon Perlmutter & Co.  
1601 Blake Street, Suite 600  
Denver, Colorado 80202

### I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

---

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

---

C. Review and approve the Minutes of the November 18, 2025 Special Meeting (enclosure).

---

### II. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.

- Ratify approval of the Easement Agreement (Monument Sign at East 162nd Avenue and North Washington Street) between the District and Thornton 164 LLC (enclosure).
- Ratify approval of the Bill of Sale for Monument Signs between the District and Thornton 164 LLC (enclosure).

- Ratify approval of the Monument Funding and Acquisition Agreement (Southwest Corner of East 162nd Avenue and North Washington Street) between the District and Thornton 164 LLC (enclosure).
  - Ratify approval of the First Amendment to the Monument Funding and Acquisition Agreement (Southwest Corner of East 162nd Avenue and North Washington Street) between the District and Thornton 164 LLC (enclosure).
  - Ratify approval of the First Amendment to the Monument Funding and Acquisition Agreement (Along I-25) between the District and Thornton 164 LLC (enclosure).
  - Ratify approval of the Service Agreement between the District and Colorado Lighting, Inc. (dba CLI Services) for Site Lighting Maintenance Services (enclosure).
- 

### III. PUBLIC COMMENTS

- 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.
- 

### IV. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims (enclosure).
- 
- B. Review and accept unaudited quarterly financial statements through the period April 30, 2026 and the schedule of cash position statement updated May 27, 2026 (enclosure).
- 
- C. Consider approval of draft 2025 Audit (to be distributed) and approval of execution of Representations Letter.
- 
- D. Discuss future Capital Improvement Plan.
- 

### V. LEGAL MATTERS

- A. Discuss status of conveyance of public improvements to the District.
- 
- B. Discuss and acknowledge HB-1525 and compliance of same.
-

- C. Rescind approval of Service Agreement for Detention Pond Maintenance with Environmental Designs, LLC approved at the November 18, 2025 Board meeting.
- 

1. Review and ratify approval of Change Order No. 1 to the Service Agreement for Landscape Maintenance Services with Environmental Designs, LLC for Detention Pond Maintenance.
- 

- D. Rescind approval of Service Agreement for Storm Drainage Improvements (Living Spaces) with Environmental Designs, LLC approved at the November 18, 2025 Board meeting.
- 

1. Review and ratify approval of Change Order No. 2 to the Service Agreement for Landscape Maintenance Services with Environmental Designs, LLC for Storm Drainage Improvements (Living Spaces).
- 

- E. Rescind approval of Service Agreement for Tree Removal and Stump Grinding with Environmental Designs, LLC approved at the November 18, 2025 Board meeting.
- 

1. Review and ratify approval of Change Order No. 3 to the Service Agreement for Landscape Maintenance Services with Environmental Designs, LLC for Tree Removal and Stump Grinding.
- 

- F. Rescind approval of Service Agreement for Tree Fertilizing approved at the November 18, 2025 Board meeting.
- 

1. Review and ratify approval of Change Order No. 4 to the Service Agreement for Landscape Maintenance Services with Environmental Designs, LLC for Tree Fertilizing.
- 

- G. Rescind approval of Service Agreement for Oak Treatment with Environmental Designs, LLC approved at the November 18, 2025 Board meeting.
- 

1. Review and ratify approval of Change Order No. 5 to the Service Agreement for Landscape Maintenance Services with Environmental Designs, LLC for Oak Treatment.
-

- H. Rescind approval of Service Agreement for Aphid Prevention approved at the November 18, 2025 Board meeting.
- 

1. Review and ratify approval of Change Order No. 6 to the Service Agreement for Landscape Maintenance Services with Environmental Designs, LLC for Aphid Prevention.
- 

VI. OPERATIONS AND MAINTENANCE

- A. Discuss operation and maintenance services.
- 

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 6, 2026 – BUDGET HEARING**