

**NOTICE AND AGENDA
REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
SOUTHWEST PLAZA METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Southwest Plaza Metropolitan District (the “District”), of Jefferson County, Colorado, will hold a regular meeting at 10:00 a.m. or as soon thereafter as possible, on Wednesday, September 2, 2026, by telephone and videoconference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below, as the same may be amended at the time of the meeting, and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: Wednesday, September 2, 2026
Time: 10:00 a.m.
Video Link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmJjZGU2ZDUtMmVhMy00MTEzLTg0YzUtZTg5M2IzNGQ5YzA1%40thread.v2/0?context=%7b%22Tid%22%3a%22daf884b0-be16-4f2a-8bbb-dc6099a56844%22%2c%22Oid%22%3a%22faa39d29-cdc6-4240-8017-775c0ce07e04%22%7d
[Join the meeting now](#)
Meeting ID: 293 838 258 961 77
Passcode: eB3Zi9a5
Call-In Number: 844-302-0882
Passcode: 550 580 871#

AGENDA

BOARD OF DIRECTORS

Gregory K. Sims, President (2023-2027)
James Holtslag, Treasurer (2025-2027)
Jeffrey J. Koch, Asst. Secretary (2025-2029)
Nichole Freeman, Secretary (2025-2029)
Michael Ferreri (2026-2027)

1. Call to Order
2. Consider Approval of the Agenda and Meeting Location
3. Disclosure of Potential Conflicts of Interest
4. Public Comment
5. Approval of Minutes from the August 5, 2026, Regular Meeting

6. Financial Matters
 - a. Review and Consider Approval of Financial Statement
 - b. Review and Consider Approval of Claims
 - c. Public Hearing Regarding Approval of Rate Adjustments or Increases
 - d. Consider Approval of Rate Adjustments or Increases
7. Mullins & Associates Items
 - a. Review and Consider Acceptance of IMEG Sanitary Sewer System Mapping and Condition Assessment – *Final Report*
 - b. Review and Consider Approval of Sanitary Sewer Standards and Specifications Manual
8. Attorney Items
 - a. Set Date for Budget Hearing – November 4, 2026, or December 2, 2026
 - b. Review and Consider Approval of Agreement for Services for Holiday Lighting with Alpine Artisan Studios, LLC
 - c. Review and Consider Approval of Agreement for Snow Removal Services with Martinson Snow Removal, Inc.
9. Director Items
10. Other Business
11. Continuation/Adjournment

The next regular meeting is scheduled for 10:00 a.m. on Wednesday, October 7, 2026