

# CHAPEL HEIGHTS METROPOLITAN DISTRICT

121 S. Tejon Street, Suite 1100  
Colorado Springs, Colorado 80903  
719-635-0330  
www.chapelheightsmd.com

## NOTICE OF SPECIAL MEETING AND AGENDA

**DATE:** Monday, January 27, 2025

**TIME:** 10:00 a.m.

**LOCATION:** Via Microsoft Teams

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:  
[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YWEwMzhhNDUtN2EyMi00MGZiLWIxMDQtZjdiYzI1YzEwNzc0%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22294eff39-c7d0-48c1-bc01-2bf9670aa52a%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWEwMzhhNDUtN2EyMi00MGZiLWIxMDQtZjdiYzI1YzEwNzc0%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22294eff39-c7d0-48c1-bc01-2bf9670aa52a%22%7d)

Meeting ID: 229 996 174 704 Passcode: Bc2Ji9gx

To attend via telephone, dial +1 612-213-1012 and enter Conference ID: 337 868 274#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
James Byers	President	May, 2025
Mick Schuhmacher	Secretary/Treasurer	May, 2025
Vacant	_____	May, 2027
Vacant	_____	May, 2025
Vacant	_____	May, 2027

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.  
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- E. Review and consider approval of minutes from the November 4, 2024, regular board meeting (enclosure).

### **II. FINANCIAL MATTERS**

- A. Review and consider approval/acceptance of the capital infrastructure costs (No. 2) with Schedio Group LLC (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position, Schedule of Property Tax Collections (enclosure).
- C. Review and ratify approval of previous claims (enclosure).

**III. LEGAL MATTERS**

- A. Discussion regarding fees for Cottages at Chapel Heights.
- B. Ratify approval of the Fisk Lawnsapes Agreement for Service for 2025 (enclosure).
- C. Ratify approval of the Second Amendment to the Management and Service Agreement with the YMCA of the Pikes Peak Region (enclosure).
- D. Review and consider approval of Resolution Concerning Covenant Enforcement and Design Review Services (enclosure).
- E. Ratify approval of the Bugs Towing, LLC Agreement for Towing Services (enclosure).

**IV. LANDSCAPING MATTERS**

**V. MANAGER MATTERS**

- A. Ratify approval of the Workers Compensation.
- B. Covenant Enforcement Updates.
- C. Community Center Updates (enclosure).

**VI. CONSIDER APPOINTMENT OF CANDIDATE TO FILL VACANCY ON THE BOARD OF DIRECTORS (ENCLOSURES)**

**VII. OTHER BUSINESS**

- A. Discuss canceling February 3, 2025 regular meeting.

**VIII. ADJOURNMENT**

**The next regular meeting is scheduled for February 3, 2025 at 10:00 a.m.**