

TRUENORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

121 S. Tejon St., Suite 1100
Colorado Springs, Colorado 80903
719-635-0330
www.truenorthcommonsbid.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: July 17, 2025

TIME: 9:00 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_MzgxYzM4ZDEtYzkyNC00ZWU3LTg0ZDEtZmQ1Njg3N2UzYjUx%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 303 766 811#

| <u>Board of Directors</u> | <u>Office</u> | <u>Term Expires</u> |
|----------------------------------|----------------------|----------------------------|
| Daniel Schnepf | President | May, 2027 |
| Eric Smith | Secretary | May, 2027 |
| Donald Hunt | Treasurer | May, 2027 |
| Vacant | Director | May, 2029 |
| Vacant | Director | May, 2029 |

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 April 17, 2024 regular Board meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of the following documents for Series 2022C Visitor Center Funds:
 - 1. Change Order No. 4 to Standard Short Form of Agreement between the District and Monarch Landscaping & Lawn Care Maintenance LLC for additional services in the amount of \$561,807.32.
 - 2. Change Order No. 5 to Standard Short Form of Agreement between the District and Monarch Landscaping & Lawn Care Maintenance LLC for additional field work in the amount of \$596,019.68.
 - 3. Amendment No. 1 to Professional Consulting Services Agreement between the District and Matrix Design Group, Inc. for additional services in the amount of \$30,500.00.

III. FINANCIAL MATTERS

- A. Review and consider acceptance of June 30, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- B. Consider ratification of past claims and approval of current claims (enclosure).
- C. Review and consider approval of requisitions (enclosure).

IV. LEGAL MATTERS

- A. Acknowledge contract tracking logs (enclosure).

V. LANDSCAPE MATTERS

- A. Review and consider approval / Ratify approval of Agreement for Landscaping Services with Monarch Landscaping and Construction (enclosure).

VI. MANAGER MATTERS

VII. DIRECTOR MATTERS

- A. Construction and contract updates.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

The next regular meeting is scheduled for October 16, 2025 at 9:00 a.m. via Microsoft Teams.