POWHATON COMMUNITY AUTHORITY

NOTICE OF REGULAR MEETING AND AGENDA

Board Of Directors	Office	Term Expiration
James Spehalski	President (District 4)	May 2029
CJ Kirst	Treasurer (District 7)	May 2027
Roger Hollard	Secretary (District 3)	May 2027
Fiona Wood	Director (District 2)	May 2029
Vacant	(District 1)	
Vacant	(District 5)	
Vacant	(District 6)	
Vacant	(District 8)	
Vacant	(District 9)	
Vacant	(District 10)	
Vacant	(District 11)	

Date: December 1, 2026 (Tuesday)
Time: 4:30 P.M.
Place: ZOOM & Teleconference

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/88264651886?pwd=QgEyWnKAOCFQ7XRDoSJDl8mQGtVgV2.1
Webinar ID: 882 6465 1886; Passcode: 164130
Telephone: 1 719 359 4580 or 1 669 444 9171

I. ADMINISTRATIVE ITEMS

A. Declaration of Quorum/Call to Order.
B. Director Disclosure of any Potential Conflicts of Interest.
C. Approval of Agenda.
D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

A. Approval of Minutes – October 6, 2026, Regular Meeting.
B. Ratification of Payment of Claims.
C. Approval of 2027 Annual Administrative Matters Resolution.

III. DISTRICT MANAGER TEAM ITEMS

A. District Manager's Report.
B. Operations & Maintenance Report.
C. BrightView QSA Report.
D. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
    1. BrightView Landscape Services
    2. Best 2 Best

3. Colorado Sign Fabricators
4. Custom Fence Supply
5. Dogwood Pet Services
6. Extra Duty Solutions
7. Playground Safety Solutions, LLC
8. Resilient Roots Ecology, LLC
9. Roberts Treescaping, LLC
10. Rocky Mountain Pavement
11. United Site Services

E. Consider Authorization of District Manager to Execute Work Orders with Approved Operations and Maintenance service Contractors within the Approved 2027 Budget.

IV. FINANCIAL ITEMS

A. Public Hearing regarding the Proposed Amended 2026 Budgets.
B. Consider Adoption of Amended 2026 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
C. Public Hearing regarding the Proposed 2027 Budgets.
D. Consider Adoption of 2027 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

V. LEGAL ITEMS

A. Consider Approval of Engagement Letter with WBA, PC for Legal Services.

VI. DIRECTOR COMMENT

VII. ADJOURNMENT

*****The next Regular Meeting is scheduled for February 2, 2027*****