

# 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:** Tuesday, September 8, 2026

**TIME:** 4:30 p.m. *or as soon thereafter as possible*

**LOCATION:** Via Microsoft Teams

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/230936135894660?p=6LdSmahEdcPNMwo6Cc>

To attend via telephone, dial 720-547-5281 and enter Conference ID: 970 698 245#

### **Board of Directors**

Leah Kegel  
Bee Persaud  
Patrick Nelson  
Keesha Lewis  
Leo (Mick) Schuhmacher

### **Office**

President  
Vice President/ Secretary  
Treasurer  
Assistant Secretary  
Assistant Secretary

### **Term Expires**

May, 2027  
May, 2027  
May, 2029  
May, 2029  
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 August 3, 2026, Regular Board Meeting (enclosure).

## **II. FINANCIAL MATTERS**

- A. Review and consider approval of payment of claims (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position and Property Tax Schedule (enclosure).

### **III. LEGAL MATTERS**

- A. Review Legislative Update Memorandum (enclosure).
- B. Discussion regarding the Schedio Group Memorandum Regarding the HVAC System (to be distributed).

### **IV. MANAGER MATTERS**

- A. Manager's Report.
- B. Discussion on violation expectations and timeline.
- C. Review 2026-2027 request for proposals on landscaping, lifestyle and trash services.
  - i. Review and consider approval of renewal proposal with Modest Management LLC in an amount of \$113,400.00 (enclosure).
  - ii. Review and consider approval of landscape maintenance and snow removal proposals (enclosures).
  - iii. Review and consider approval of proposal from Fisk Lawnsapes for installation of 80 Low Flow Nozzles and irrigation repair in the amount of \$1,670.00 (enclosure).
- D. Appoint Architectural Review Committee members.

### **V. OTHER BUSINESS**

- A. Discuss parking zone map and discuss updates.

### **VI. ADJOURNMENT**

**The next regular meeting will be held on October 5, 2026 at 10:00 a.m.**