
CALL TO ORDER | OPEN FORUM

Call to Order / Open Forum

Board Chair, Andy Boian, called the meeting to order at 8:04 am. A quorum was confirmed.

Members present: Andy Boian, Paul Addo, Johnny DeBrito, Terri Garbarini, Sean Huggard, Matt Joblon, Tony Jordan, Lisa McInroy, Michael Moore, Carrie Newman

Members absent: Margaux Askeland, Juan Padro

Staff present: Nick LeMasters, Pat Allison, Richard Barrett, Jessica Davis, Marisa Lowe, Cynthia Ord, Jeanne St. Onge, Lisa Voss

Representatives, Guests and/or Owners present:

No representatives, guests and/or owners were present.

Public Comment: No members of the public were present.

MONTHLY BUSINESS

Upon opening the meeting, the Chair requested board approval of the March minutes.

Approval of March Meeting Minutes: Motion by Tony Jordan to approve the meeting minutes of March 26, 2025. Second by Lisa McInroy. Vote: Unanimous in favor.

BOARD CHAIR REPORT

Referring to last month's board policy alignment updates, Nick LeMasters discussed the need for clarity on the length of term service for members whether board-appointed for the first time or filling a vacancy by another board member. Nick proposed consistency between the Bylaws and Board Policy to ensure the ability of a full first, or even second, 3-year term for each incoming board member, whether filling a mid-point vacancy or filling an open board position previously termed out.

Language Consistency Approval: Two (2) Consecutive Terms at Three (3) Years Each. Motion by Carrie Newman to approve the proposed language updates of two complete 3-year consecutive terms for any newly appointed board member. Second by Johnny DeBrito. Vote: Unanimous in favor.

COMMITTEE REPORTS

Finance Committee

Richard Barrett updated the board on increased receivables and other income. The overall areas of Administration, Marketing and Operations were all underspent due to invoice timing and managed cost containment measures. Areas of overspend did occur in Technology due to computer replacements, early invoicing of general media buy in Marketing, and needed electrical and irrigation repairs for Operations. Landscape repair also saw overspend due to services and projects ahead of schedule for summer plantings.

Approval of the February financials: Motion by Sean Huggard to approve the March financial statement. Second by Matt Joblon. Vote: Unanimous in favor.

Operations – Richard Barrett

With the new public safety company in place as of the 1st of April, Richard provided details about branded uniform changes, body cameras, and tracking software. Richard also updated the board on the status of the Director of Public Safety role now posted on-line.

Discussing the May 12-14 Urban Land Institute (ULI) meeting in Denver, Richard cited the number of projects he and Operations Manager, Pat Allison, are undertaking in preparation for the real estate conference. Nick LeMasters will be leading a district-wide walking tour with major real estate organizations and then moderating a panel for the ULI group on the 14th.

Marketing – Lisa Voss

Lisa updated the board on the selection of a new ad agency. The schedule of summer events was also discussed with an expanded "Throwback Thursday" concert series along with other event line-ups continuing into September.

CEO Report – Nick LeMasters

Nick updated the board on the distribution of the 2025 constituent survey meant to gauge comparisons against 2023 responses related to services and programs. The board was also reminded of the upcoming State of Cherry Creek breakfast on May 6th to be hosted by the Cherry Creek Alliance.

NEW BUSINESS

There was no new business to discuss.

ADJOURN

Adjourn: With no further discussion, questions or comments, Chair Andy Boian moved the board to enter into executive session for the purpose and discussion of proprietary matters.

Approval to Move into Executive Session: Motion by Paul Addo to approve the Executive Committee's entry into Executive Session. Second by Carrie Newman. Vote: Unanimous in favor.

The Executive Session is held in accordance pursuant to Section § 24-6-402(4)(b), C.R.S. The board unanimously approved moving into executive session at which time the regularly scheduled board meeting with staff and guests was adjourned at 8:19am.

UPCOMING BOARD MEETING DATES

- May 28, 2025 – 8:00am
- June 25, 2025 – 8:00am
- July 23, 2025 – 8:00am