

**PARKDALE METROPOLITAN DISTRICT NOS. 1-3 &
PARKDALE COMMUNITY AUTHORITY**

JOINT REGULAR MEETING

via Teleconference

Wednesday, September 16th, 2026 at 4:00 p.m.

<https://parkdalemetrodistrict.com/>

PARKDALE METROPOLITAN DISTRICT NO. 1

Matthew Cavanaugh, Assistant Secretary	Term to May 2027
Sarah Hunsche, Treasurer	Term to May 2027
Malinda Scott, President	Term to May 2029
Thomas Wendorff, Secretary	Term to May 2029
VACANT	Term to May 2029

PARKDALE METROPOLITAN DISTRICT NOS. 2-3

Matthew Cavanaugh, Assistant Secretary	Term to May 2027
Sarah Hunsche, President	Term to May 2027
Chris Elliott, Assistant Secretary	Term to May 2029
Corey Elliott, Secretary	Term to May 2029
Jonathan Adkins, Director	Term to May 2029

PARKDALE COMMUNITY AUTHORITY

Sarah Hunsche, President (District No. 1 Member)	Term to May 2027
Malinda Scott, Secretary (District No. 1 Member)	Term to May 2029
Chris Elliott, Treasurer (District No. 2 Member)	Term to May 2029
Jonathan Adkins (District No. 2 Member)	Term to May 2029
Corey Elliott, Assistant Secretary (District No. 3 Member)	Term to May 2029
Matthew Cavanaugh, Assistant Secretary (District No. 3 Member)	Term to May 2027

This meeting will be held via teleconferencing and can be joined through the directions below:

Link:

<https://us06web.zoom.us/j/81015819899?pwd=uNOgsaU3WZb1Pl3ZGFecOXe2R6ROul.1>

Meeting ID: 810 1581 9899

Passcode: 990615

Call-in Number: +1-360-209-5623

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - Members of the public may express their views to the Board on matters that affect the Districts/Authority. Comments will be limited to three (3) minutes.

5. Consent Agenda

- a. Approval of Minutes from August 19, 2026 Regular Meeting (**enclosure**)
- b. Ratification of Work Order No. 6138 with Environmental Landworks Company, Inc. for Winter Watering Services (**enclosure**)
- c. Ratification of Work Order No. 5952 with Environmental Landworks Company, Inc. for Native Turf Overseeding (**enclosure**)
- d. Ratification of Work Order No. 6116 with Environmental Landworks Company, Inc. for 2026 Tree Planting (**enclosure**)
- e. Ratification of Work Order No. 4019 with Environmental Landworks Company, Inc. for Native Turf Overseeding – Common Areas (**enclosure**)
- f. Ratification of Independent Contractor Agreement with Ridgeline Pools and Spas for Flow Meter Installation Services (**enclosure**)

6. Financial Matters

- a. Consider Ratification of Claims (Authority) (**enclosure**)
- b. Consider Acceptance of Unaudited Financial Statements (**enclosure**)
- c. Other Financial Matters

7. Management Matters

- a. Discuss Meeting for Warranty Claims Related to the Pool, Trees, and Landscaping Matters pursuant to the Infrastructure Acquisition and Project Fund Disbursement Agreements with OEO, LLC and OEO 2, LLC
- b. Consider Approval of Amended and Restated Residential Improvement Guidelines and Site Restrictions (**enclosure**)
- c. Consider Approval of Policy Regarding Nonvegetative Turf, Xeriscaping, and Vegetable Gardens (**enclosure**)
- d. Consider Approval of First Amendment to Independent Contractor Agreement with AdvanceHOA Management for District Management Services (**enclosure**)
- e. 2026 Pool Operations
 - i. Consider Approval of Proposal for Pool Cameras (**enclosure**)
 - ii. Discuss and Consider Authorization for Debit Cards for Pool Committee
 - iii. Pool Committee Discussion
- f. Landscape Committee
 - i. Discussion Regarding ErieSubmit Pilot Authorization (**enclosure**)
 - ii. Discussion Regarding Landscape Committee Members (**enclosure**)
- g. Consider Approval of Proposal for Perimeter Fence Repairs and Stain (**enclosure**)
- h. District Manager's Report (**enclosure**)

- i. Other Management Matters
- 8. Legal Matters
 - a. Consider Approval of Independent Contractor Agreement with Environmental Landworks Company, Inc. for 2026-2027 Snow Removal Services (**enclosure**)
 - b. Other Legal Matters
- 9. Director's Matters
 - a. Discussion Regarding Board Vacancy
 - b. Other Director's Matters
- 10. Other Business
- 11. Adjourn