

ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1, 3 & 4

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Christopher Bremner	President	May 2025
Vacant	Assistant Secretary	May 2027
Lyndsey Paavilainen	Secretary	May 2027
Neil Simpson	Treasurer	May 2025
Anastasia Urban	Assistant Secretary	May 2027

Date: November 12, 2024 (Tuesday)

Time: 6:30 P.M.

Place: ZOOM & Teleconference

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88501292726?pwd=OWdEYVpVN2g1QUQrNWFVMzJZLzhLZz09>

Webinar ID: 885 0129 2726; Passcode: 376314

Telephone: 1 669 444 9171; OR 1 719 359 4580

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Consider Appointment of Qualified Individual
 - i. Election of Officers
- E. Public Comment. (Limited to 3-Minutes Per Person).
- F. Director Comment.
- G. Report from District No. 2 Board of Directors.

II. CONSENT AGENDA

- A. Approval of Minutes – October 8, 2024, Regular Meeting, October 8, 2024, Annual Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consideration and Approval of 2025 Master Service Agreements with Operations and Maintenance Service Contractors.
 1. Affordable Pest Control
 2. American Mechanical Services
 3. Cam Services
 4. Denver Commercial Property Services
 5. Environmental Designs, Inc.

6. Foothills Landscape Management
 7. Guardian Construction
 8. High Plains Environmental
 9. Muttley's Maid
 10. Solitude Lake Management
 11. Star Playgrounds
 12. SWPPP-Storm Water Pollution Prevention Plan
 13. Express Mulch
 14. Stacy Flaherty – Fitness Instructor - Cove Operations
 15. Melissa Martinez – Fitness Instructor – Cove Operations
 16. Tracie Brown – Fitness Instructor – Cove Operations
 17. Rocky Mountain Paddle Boards – Cove Operations
 18. Aquatic Chemical Solutions – Cove Operations
 19. Next Tech – Cove Operations
 20. Cintas – Cove Operations
 21. Commercial Electronics Systems – Cove Operations
 22. Fish Window Cleaning – Cove Operations
 23. Hillyard Chemicals – Cove Operations
 24. Pro Sec – Cove Operations
 25. Pure Water Dynamics – Cove Operations
 26. Sport & Fitness Commercial Gym Equipment – Cove Operations
 27. Stratus Janitorial – Cove Operations
- C. Consider Amended and Restated Independent Contractor Agreement with Pinnacle Consulting Group, Inc. for District Management, Accounting, Finance, Facilities Operations, and Capital Services.

IV. COMMUNITY MANAGEMENT ITEMS

- A. Community Manager's Report.
- B. Discussion and Approval of Appointment(s) to the Social Committee by the Board of Directors.
- C. Consider Amendment and Restated Independent Contractor Agreement with The Management Trust for 2025 Community Management Services.
- D. Discuss Updates and Changes Community Design Guidelines: Amended and Restated Residential Improvement Guidelines, Barefoot Lakes Landscape Design Guidelines, and Barefoot Architectural Design Guidelines ("Barefoot Design Book"); and new Barefoot Village Landscape Design Guidelines (Informational Only)

V. CAPITAL INFRASTRUCTURE ITEMS

- A. District Project Manager Update.
- B. Consider Approval of Cost Acceptance and Infrastructure Acquisition Resolution. (Filing 4 Landscaping)
- C. Consider Approval of Cost Acceptance and Infrastructure Acquisition Resolution. (Filing 5 Landscaping)
- D. Amendment to Temporary Operations and Funding Regarding Filing 5 Landscaping.
- E. Consider Amendment to Filing 6 Landscaping Funding and Reimbursement Agreement.

VI. FINANCIAL ITEMS

- A. Public Hearing regarding the Proposed Amended 2024 Budgets.
 - i. Consider Adoption of Amended 2024 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- B. Public Hearing regarding the Proposed 2025 Budgets.
 - i. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- C. Consider Approval for Pinnacle to Open a ColoTrust account for D4.
- D. Consider Approval of the Amended and Restated Resolution Regarding Imposition of District Fees.
- E. Consider Engagement of Hinkle & Co. for 2024 Audit Services.

VII. LEGAL ITEMS

- A. Ratification of ARC Appointment by the Declarant.
- B. Consider Amended and Restated Contribution Agreement for 2025.
- C. Consideration and Approval of the Resolution to Amenity Fee Schedule, Amenity Use Policies, Rental Form and Amenity Rental Application.
- D. Consider Amended and Restated Joint Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer
- E. Consider Adoption of 2025 Joint Annual Administrative Resolution.
- F. Discuss May 2025 Election.
- G. Consider Adoption of Joint Resolution Calling Election.
- H. Adoption of Amended and Restated Joint Public Records Request Policy.

VIII. DIRECTOR ITEMS

IX. OTHER MATTERS

X. ADJOURNMENT