

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 |
| Brandon Curiel | Assistant Secretary | May 2027 |
| Lyndsey Paavilainen | Secretary | May 2027 |
| Neil Simpson | Treasurer | May 2025 |
| Anastasia Urban | Assistant Secretary | May 2027 |

Date: July 9, 2024 (Tuesday)

Time: 6:30 P.M.

Place: ZOOM & Teleconference

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81959080404?pwd=b1BOaCtDSXhrcE5wYWxZZFdLa0V6dz09>

Webinar ID: 819 5908 0404; Passcode: 524076

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. Public Comment. (Limited to 3-Minutes Per Person).
- E. Director Comment.
- F. Report from District No. 2 Board of Directors.

II. CONSENT AGENDA

- A. Approval of Minutes – April 9, 2024, Regular Meeting, May 15, 2024, Special Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
 - i. EDI
 - ii. Guardian Construction
 - iii. ProSec Integration, LLC
- D. Ratification of New Contracts.
 - iv. Fitness Instructor Agreement.
 - v. Omnia Partners Registration.
 - vi. Summit Recreation – Filing 6 Playground Equipment.
 - vii. Rocky Mountain Paddleboard.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consider Modification to Accessibility Resolution for PCGI.
- C. Consider Appointment of The Management Trust's Accessibility / Compliance Officer for Resident Website Portal.

IV. COMMUNITY MANAGEMENT ITEMS

- A. Community Manager's Report
- B. Consider Approval of Social Committee Resolution.
- C. Consider Appointment of Social Committee Members.

V. CAPITAL INFRASTRUCTURE ITEMS

- A. District Project Manager Update.
- B. Consider Approval of Cost Acceptance Resolution. (Filing 4 Infrastructure)
- C. Consider Approval of Cost Acceptance and Infrastructure Acquisition Resolution. (Filing 4 Landscaping)
- D. Consider Approval of Cost Acceptance and Infrastructure Acquisition Resolution. (Filing 5 Landscaping)
- E. Consider Approval of Cost Acceptance Resolution. (Filing 5 Infrastructure)
- F. Board Consideration for Special Meeting or Consider Cost Certifications at October Meeting.
- G. Discussion Regarding Board President Role to Enter Into Contracts and/or Modifications for the Filing 6 Project.

VI. FINANCIAL ITEMS

- A. Review Unaudited Financial Statements for the period ending May 31, 2024.
- B. Review and Consider Approval of 2023 Audited Financial Statements for District No. 1.
- C. Discussion regarding Bond Issuance for District No. 3 and District No. 4.
- D. Consider Approval of Engagement with Ballard Spahr as Bond Counsel.
- E. Consider Approval of Fee Disclosure Letter from White Bear Ankele Tanaka & Waldron for General Counsel Duties with Respect to Bond Transaction.
- F. Consider Approval of Engagement with Sherman & Howard as Disclosure Counsel.
- G. Consider Approval of Engagement with Cockrel Ela Glesne Greher & Ruhland as Pledge District Counsel.
- H. Consider Approval of Amended Engagement with Kline Alvarado Veio as Underwriter's Counsel.
- I. Consider ratification of Engagement with Zonda Advisory for Production of Market Study.
- J. Consider Approval of Engagement with Causey Demgen & Moore P.C. for Production of Financial Forecast.

VII. LEGAL ITEMS

VIII. EXECUTIVE SESSION of the Board of Directors pursuant to Section 24-6-402(4)(e). Colorado Revised Statutes, for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators and pursuant to Section 24-6-402(4)(b), C.R.S., for the purposes of receiving confidential legal advice.

IX. DIRECTOR ITEMS

X. OTHER MATTERS

XI. ADJOURNMENT

******The next Regular Meeting is scheduled for October 8, 2024******