

# LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

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<https://lakebluffmetropolitandistricts.specialdistrict.net/>

## NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Expiration:</u>
Michael Sandene	President	May 2025
Andrew R. Klein	Treasurer	May 2025
<i>VACANT</i>		May 2025
<i>VACANT</i>		May 2027
<i>VACANT</i>		May 2027
David Solin	Secretary	

DATE: Tuesday, August 15, 2023

TIME: 2:00 p.m.

PLACE: [Zoom Meeting](#)

Zoom information:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fgdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-253-215-8782

### I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.  
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- B. Approve agenda; confirm location of meeting and posting of meeting notices.  
\_\_\_\_\_
- C. Review and consider approval of minutes of the July 18, 2023 Regular Meetings (enclosures).  
\_\_\_\_\_
- D. Acknowledge resignation of Otis C. Moore, III from the Board of Directors, effective July 26, 2023 (enclosure).  
\_\_\_\_\_

- E. Discuss vacancies on the Boards and Consider the Appointment of Clayton Green and Jason Pock, Eligible Electors of the Districts, to the Boards of Directors (Notice of Vacancy Published July 23, 2023). Administer Oaths of Director.
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- F. Consider the Appointment of Officers.

President \_\_\_\_\_  
Treasurer \_\_\_\_\_  
Secretary \_\_\_\_\_  
Asst. Secretary \_\_\_\_\_  
Asst. Secretary \_\_\_\_\_  
Asst. Secretary \_\_\_\_\_

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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

- A. **District No. 1** - Review and ratify approval of payment of claims for the period ending June 30, 2023 in the amount of \$1,209,060.17 (enclosure).
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- B. Review and accept unaudited financial statements through the period ending \_\_\_\_\_, 2023 and cash position statement dated \_\_\_\_\_, 2023 and updated as of \_\_\_\_\_, 2023 (to be distributed).
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- C. Discuss Acceptance of, and Reimbursement for, Verified District eligible costs:
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- i. Review and consider acceptance of Engineer's Report and Certification #23 prepared by Ranger Engineering, LLC ("Report #23") (to be distributed).
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- ii **District No. 2** - Authorize and approve requisition of funds related to Report #23 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021<sup>(3)</sup> and authorize necessary actions in conjunction therewith (to be distributed).
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- 1. **District Nos. 1 and 3** - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.
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#### IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
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- B. **District No. 1** - Discuss status of Project Improvements Agreement among Lake Bluff Metropolitan District No. 1, Meritage Homes of Colorado, Inc., and Greeley-Rothe LLC.
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- C. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.
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- D. **District No. 1** – Report on status of dedication of Raw Water Credits by District No. 1 to the City of Greeley.
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#### V. CAPITAL IMPROVEMENTS (**District No. 1**)

- A. Discuss status of the Lake Bluff Subdivision Phase I Site Development Project and authorize necessary actions in connection therewith.
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- 1. Discuss status of the Poudre Trunk Sewer Phase 1 Project and authorize necessary actions in connection therewith.
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- 2. Discuss status of the Phase 1 Mass Grading Project and authorize necessary actions in connection therewith.
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- B. Discuss status of the Lake Bluff 7<sup>th</sup> Street Pump Station Project.
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VI. OTHER BUSINESS

- A. \_\_\_\_\_
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- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
SEPTEMBER 19, 2023.**