

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
Jason Pock	Assistant Secretary	May 2027/2025
Clayton Greene	Assistant Secretary	May 2027/2025
VACANT		May 2025
David Solin Secretary		

DATE: Tuesday, November 21, 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.

B. Approve agenda; confirm location of meeting and posting of meeting notice.

C. Review and consider approval of minutes of the October 17, 2023 Regular Meetings (enclosures).

D. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, Establishing District Website and Designating Location for Posting 24-Hour Notices (enclosure).

E. Insurance Discussion

1. Cyber Security and Increased Crime Coverage.
 2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
 3. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2024.
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F. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the Districts that are not otherwise on the agenda. 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 October 31, 2023 in the amount of \$1,133,784.53 (enclosure).
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- B. Review and accept unaudited financial statements through the period ending September 30, 2023 (enclosure).
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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 #26 prepared by Ranger Engineering, LLC ("Report #26") (enclosure).
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- ii **District No. 2** - Authorize and approve requisition of funds related to Report #26 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021⁽³⁾ 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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C. Conduct Public Hearing to consider amendment of the 2023 Budget, if necessary, and consider adoption of Resolution to Amend the 2023 Budget and Appropriate Expenditures.

D. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolutions to Adopt the 2024 Budget and Appropriate Sums of Money and Set Mill Levies (for General Fund _____, Debt Service Fund _____ and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary assessed valuation, 2024 draft Budget and resolutions).

E. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.

F. Authorize District Accountant to prepare, sign, and file the DLG-70 Certification of Tax Levies form with the Board of County Commissioners and other interested parties.

G. Consider the appointment of the District Accountant to prepare 2025 budget.

H. Discuss statutory audit requirements. Consider the appointment of District Accountant to prepare and file the 2023 Audit Exemption Application(s) or engagement of Hiratsuka & Associates, L.L.P. to perform the 2023 Audit(s) (Audits for District Nos. 1 and 2 / Exemption for District No. 3)

IV. LEGAL MATTERS

A. Discuss status of inclusions under Inclusion Agreement.

B. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.

- C. **District No. 1** – Report on status of dedication of Raw Water Credits by District No. 1 to the City of Greeley. Deferred
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- D. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).
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V. CAPITAL IMPROVEMENTS (**District No. 1**)

- A. Status update on Phase 1 Mass Grading Project and authorize necessary actions in connection therewith.
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- B. Status update on Lake Bluff Subdivision Phase I Site Development Project and authorize necessary actions in connection therewith.
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- C. Discuss District services for 2024 and consider approval of necessary service agreements for related services.
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VI. OTHER BUSINESS

- A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 19, 2023.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.