

LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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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
Megan Waldschmidt	Assistant Secretary	May 2027
Paige Langley	Assistant Secretary	May 2025
David Solin	Secretary	

DATE: Tuesday, August 20, 2024

TIME: 2:00 p.m.

PLACE: [Zoom Meeting:](#)

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Zoom information:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

A. Confirm quorum and present disclosures of potential conflicts of interest.

B. Approve agenda; Confirm location of meeting and posting of meeting notices.

C. Review and consider approval of Minutes from the July 16, 2024 Regular Meetings (enclosures).

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards 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 June 30, 2024 in the amount of \$91,248.75 (enclosure).
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- B. Review and accept unaudited financial statements (N/A).
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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 #35 prepared by Ranger Engineering, LLC ("Report #35") (enclosure).
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- ii. **District No. 2** - Authorize and approve requisition of funds related to Report #35 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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- iii. **District Nos. 1 and 3** - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.
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- D. Discuss status of Investment of Proceeds with Citywide Bank. Authorize necessary actions in conjunction therewith.
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IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
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- B. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.
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- C. **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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- D. **District No. 1** – Review and consider approval of the Facilities Acquisition Agreement by and between District No. 1 and Meritage Homes of Colorado, Inc. (enclosure).
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- E. **District No. 1** – Acknowledge Agreement and Assignment Regarding Metropolitan District Payments by and between Meritage Homes of Colorado, Inc. and Greeley-Rothe LLC (enclosure).
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- F. **District No. 3** – Acknowledge Declaration of Covenants Concerning Payment in Lieu of Taxes by Greeley-Rothe LLC for the benefit of District No. 3 (Meritage Phase Two) (enclosure).
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V. CAPITAL IMPROVEMENTS (**District No. 1**)

- A. Status update on Lake Bluff Subdivision Phase I Site Development Project and authorize necessary actions in connection therewith.
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VI. OTHER BUSINESS

- A. _____
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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 17, 2024.**