

# 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, October 15, 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=SmtlcHJETFhCQUZEcVBBOGZVU3Fgdz09>

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.

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

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C. Review and consider approval of Minutes from the September 17, 2024 Regular Meetings (enclosures).

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## II. PUBLIC COMMENTS

A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.

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III. FINANCIAL MATTERS

A. **District No. 1** - Review and ratify approval of payment of claims (enclosure).

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B. 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 #37 prepared by Ranger Engineering, LLC ("Report #37") (to be distributed).

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ii. **District No. 2** - Authorize and approve requisition of funds related to Report #37 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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iii. **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 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 First Amendment to Oversizing Reimbursement Agreement by and between Lake Bluff Metropolitan District No. 1 and the City of Greeley, Colorado (enclosure).

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E. **District No. 1** – Discuss and ratify approval of the Bill of Sale from the Lake Bluff Metropolitan District No. 1 to Rick Hertzke (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. Discuss and schedule Statutory Annual Meeting.
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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 19, 2024 – BUDGET HEARING.**