

LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
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<https://lakebluffmetropolitandistricts.specialdistrict.net/>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Michael Sandene
Andrew R. Klein
Jason Pock
Megan Waldschmidt
Paige Langley
David Solin

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Secretary

Expiration:

May 2025
May 2025
May 2027
May 2027
May 2025

DATE: Tuesday, February 18, 2025

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. Approve agenda; confirm location of meeting and posting of meeting notices.
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- B. Review and consider approval of Minutes from January 21, 2025 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 payments of claims (enclosure).
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- B. Review and accept unaudited financial statements, if any.
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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 #41 prepared by Ranger Engineering, LLC ("Report #41") (enclosure).
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- ii. **District No. 2** - Authorize and approve requisition of funds related to Report #41 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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IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
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- B. **District No. 1** – Conduct Public Hearing on Petition for Inclusion received from Taylor Morrison of Colorado, Inc. ("TM") for the inclusion of approximately 14.0 acres of real property owned by TM into the boundaries of Lake Bluff Metropolitan District No. 3 and consider adoption of a Resolution for Inclusion of Real Property (enclosures: Petition and Resolution).
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- C. **District No. 3** – Acknowledge Declaration of Covenants Concerning Payment in Lieu of Taxes by TM for the benefit of Lake Bluff Metropolitan District No. 3 (enclosure).
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- D. **District No. 1** – Review and consider approval of Facilities Acquisition Agreement by and between Lake Bluff Metropolitan District No. 1 and TM (enclosure).
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- E. **District No. 1** – Acknowledge Agreement and Assignment Regarding Metropolitan District Payments by and between TM and Greeley-Rothe LLC (enclosure).
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- F. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.
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- G. **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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- H. **District No. 1** – Report on status of request for reimbursement related to the Cache Waterline.
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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. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 18, 2025.**