

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032
<https://stcmd1-3.colorado.gov/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2027/May 2027
Terry Willis	Treasurer	2027/May 2027
<i>VACANT</i>		2027/May 2025
<i>VACANT</i>		2025/May 2025
<i>VACANT</i>		2025/May 2025

Peggy Ripko Secretary

DATE: January 17, 2024 (Wednesday)

TIME: 11:00 A.M.

LOCATION: Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZc1VMWTJFZjFHdz09>

Phone Number: 1 (719) 359-4580

Meeting ID: 862 6755 0643

Passcode: 987572

Please email Peggy Ripko if there are any issues (pripko@sdmsi.com).

I. ADMINISTRATIVE MATTERS

A. Call to Order/Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda; confirm location of the meeting and posting of meeting notice and designate 24-hour posting location.

C. Approve Minutes of the November 1, 2023 Regular Meeting (enclosure).

II. PUBLIC COMMENTS

A. _____

III. FINANCIAL MATTERS

A. _____

IV. LEGAL MATTERS

A. Consider Approval of/Update on Status of Acceptance of Tract Conveyances.

1. Review and consider Manager's Recommendation for Acceptance of Conveyances for Discovery Residential (enclosure).

B. Review and ratify approval of Warranty Deed Conveyance for Discovery Residential (enclosure).

C. Discuss and consider approval of easement and preliminary acceptance letter for the Plaza (enclosure).

V. OPERATIONS AND MAINTENANCE

A. _____

VI. CAPITAL PROJECTS

A. Review and consider acceptance of improvement costs in the amount of \$4,577,728.17, under Final Engineers Report and Certification #102 prepared by Ranger Engineering, LLC, dated November 17, 2023 (enclosure).

B. Review and consider acceptance of improvement costs in the amount of \$770,097.44, under Final Engineers Report and Certification #103 prepared by Ranger Engineering, LLC, dated December 18, 2023 (enclosure).

C. Review and consider acceptance of improvement costs in the amount of \$_____, under Final Engineers Report and Certification #1 Carmel Civic Center and Garage prepared by Ranger Engineering, LLC, dated _____ (*enclosure*).

D. Review and consider acceptance of improvement costs in the amount of \$_____, under Final Engineers Report and Certification #2 Carmel Civic Center and Garage prepared by Ranger Engineering, LLC, dated _____ (if available.).

- E.

Discuss and consider Approval/Direction Related to other matters related to the Facilities Acquisition and Reimbursement Agreement (FARA).

VII. DEVELOPER UPDATE

- A.

Status of Development.

- B.

Status of any Necessary Inclusions.

- C.

Status of Conveyance of Facilities.

VIII. COVENANTS

- A.

Discuss Community Manager's Update.

- B.

Discuss additional Dog Poop Stations (enclosure).

- C.

Consider approval of SW7718 Oak Creek color scheme for homes with TH-3 color scheme per Toll Brothers, Inc.

- D.

Discuss installation of a bulletin board at Promenade Dr. and Village Green Park Way.

IX. OTHER MATTERS

- A.

- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 6, 2024.**