

## 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

### NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2020/May 2020
Angie Hulsebus	Treasurer	2020/May 2020
Terry Willis	Assistant Secretary	2020/May 2020
<i>VACANT</i>		2022/May 2020
<i>VACANT</i>		2022/May 2020
Lisa A. Johnson	Secretary	

DATE: February 5, 2020

TIME: 9:00 A.M.

PLACE: McGeady Becher P.C.  
450 East 17<sup>th</sup> Avenue, Suite 400  
Denver, CO 80203

#### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda, confirm quorum, location of the meeting and posting of meeting notices and designate 24-hour posting location.

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C. \_\_\_\_\_

#### II. CONSENT AGENDA

- Approve Minutes of the December 9, 2019 Special Meeting (enclosure).
  - Ratify approval of Change Order No. 01-R2 with SAMORA Construction for STC Block 14 in the amount of \$151,210.63 (enclosure).
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following period (enclosures):

Fund	Period Ending Dec. 31, 2019	Period Ending Jan. 31, 2020
General	\$ 36,842.49	\$ 25,603.39
Debt	\$ -0-	\$ 11,120.47
Capital	\$ 48,853.35	\$ 672.00
<b>Total</b>	<b>\$ 85,695.84</b>	<b>\$ 37,395.86</b>

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- B. Review and accept unaudited financial statements through the period ending November 30, 2019 (enclosure).

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- C. Discuss status of operations and maintenance budget forecast (to be distributed).

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D.

IV. LEGAL MATTERS

- A. Consider Resolution regarding Continuing Disclosure Policies and Procedures (to be distributed).

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- B. Discuss acceptance of tracts to be owned by the District.

V. OPERATIONS AND MAINTENANCE

A.

VI. COVENANT CONTROL

- A. Review Community Manager's Report (enclosure).

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- B. Discuss Snow Removal Services on the Aweida Property.
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- C. Discuss installation of lights by mailboxes.  

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- D. Discuss and consider proposal from Vargas Property Services for Landscape Maintenance from January – December 2020, in the amount of \$26,143.56 (enclosure).  

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- E. Discuss and consider proposal from Vargas Property Services for Pond Area Maintenance in August and September, in the amount of \$4,985.20 (enclosure).  

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VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$901,622.48 under that certain Final Engineers Report and Certification #54 prepared by Ranger Engineering, LLC, dated January 10, 2020 (enclosure).  

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- B. Review and consider acceptance of improvement costs in the amount of \$812,019.39 under that certain Final Engineers Report and Certification #55 prepared by Ranger Engineering, LLC, October 29, 2019, revised November 11, 2019 (enclosure).  

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- C. Discuss Construction Management for FDP 1 Phase 9 with CFC Construction (to be distributed).  

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- D. Discuss and consider approval of Change Order No. 5 from HEI Contract for Superior Town Center Phase 2D, in the amount of \$18,113.00 (enclosure).  

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- E. Discuss and consider Change Order No. 2 from SAMORA Construction for STC Entrance Signage, in the amount of \$23,095.75 (enclosure).  

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- F. Discuss and consider proposal from Restruction Corporation to repair the inlet box, in the amount of \$27,000.00 (enclosure).  

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- G. Discuss and consider Change Order No. 3 from SAMORA Construction for STC Block 14, in the amount of \$64,478.80 (enclosure).  

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- H. Discuss and consider Change Order No. 14 from SAMORA Construction for STC Block 25 Phase 2, in the amount of \$33,524.24 (enclosure).
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VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.
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IX. OTHER MATTERS

- A. \_\_\_\_\_
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- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 4, 2020.**