

## STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
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<https://www.colorado.gov/pacific/stcmd>

### NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2023/May 2023
Angie Hulsebus	Treasurer	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
<b>VACANT</b>		2022/May 2022
<b>VACANT</b>		2022/May 2022
Peggy Ripko	Secretary	

DATE: September 1, 2021  
TIME: 9:00 A.M.  
LOCATION: Via Zoom

Join Zoom Meeting  
<https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>  
Meeting ID: 897 9736 4658  
Passcode: 115782  
One tap mobile  
+12532158782

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

#### I. ADMINISTRATIVE MATTERS

A. Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda; confirm location of the meeting and posting of meeting notice.

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C. Approve Minutes of the August 4, 2021 Special Meeting (enclosure).

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#### II. PUBLIC COMMENTS

A. \_\_\_\_\_

III. FINANCIAL MATTERS

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

Fund	Period Ending August __, 2021
General	\$
Debt	\$ -0-
Capital	\$
Payroll	\$
<b>Total</b>	<b>\$</b>

- B. Review and accept Unaudited Financial Statements through the period ending July 31, 2021 and Schedule of Cash Position, dated July 31, 2021 (enclosure).

IV. LEGAL MATTERS

- A. \_\_\_\_\_

V. OPERATIONS AND MAINTENANCE

- A. Discuss Operating Projections.

- B. Homeowner Requests:

1. Discuss and consider approval of adding a designated signage area near the mailboxes in Downtown Superior for posting community events.

- C. Discuss the obligation of the District for snow removal on the sidewalks.

- D. Ratify approval of proposal from Property Services, Inc. to remove and replace the Elm tree with an Oak tree and power wash the sidewalk at 2310 Stone Crop Way (enclosure).

VI. COVENANT CONTROL

- A. Discuss Community Manager's Update.

VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$2,080,210.62, under that certain Final Engineers Report and Certification #75 prepared by Ranger Engineering, LLC, dated August 20, 2021 (enclosure).
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VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.
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- B. Status of any necessary inclusions.
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IX. OTHER MATTERS

- A. Review and consider approval of pet signage options.
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- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 6, 2021.**