

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 REGULAR 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
VACANT		2027/May 2025
VACANT		2025/May 2025
VACANT		2025/May 2025
Peggy Ripko	Secretary	

DATE: Wednesday, November 6, 2024

TIME: 9:00 A.M.

LOCATION: Zoom Meeting: The meeting can be joined through the directions below:
** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Phone Number: 1 (719) 359-4580
Meeting ID: 862 6755 0643
Passcode: 987572

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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II. 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.

- C. Review and consider approval of the Minutes of the September 27, 2024 Special Meeting (enclosure).

- D. Authorize renewal of the Districts’ insurance and Special District Association (“SDA”) membership for 2025.
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- E. Ratification of 2023 Annual Report (enclosure).
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III. FINANCIAL MATTERS

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

Fund	Period Ending Jul. 31, 2024	Period Ending Aug. 31, 2024	Period Ending Sept. 30, 2024
General	\$ 58,379.64	\$ 31,110.39	\$ 24,027.58
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 1,641.53	\$ 962.50	\$ 1,137.50
Payroll	\$ -0-	\$ 92.32	\$ -0-
Total	\$ 60,021.17	\$ 32,165.24	\$ 25,165.08

Fund	Period Ending Oct. 31, 2024	Special Payment Oct. 31, 2024
General	\$ 98,467.72	\$ 14,000.00
Debt	\$ -0-	\$ -0-
Capital	\$ 1,554.70	\$ -0-
Payroll	\$ 92.35	\$ -0-
Total	\$ 100,114.77	\$ 14,000.00

- B. Review and accept Unaudited Financial Statements through the period ending June 30, 2024 (enclosure).
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- C. Ratify approval of 2023 Audit (enclosure) and authorize execution of Representations Letter.
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- D. Consider engagement of Dazzio & Associates for preparation of 2024 Audit, in the amount of \$6,800.00 (enclosure).
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- E. Public Hearing on Proposed 2025 Budget
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- 1. Public Comment Period

2. Consider Approval of Resolution 2024-11-01 Approving Proposed 2025 Budget, Certification of Mill Levy, and Appropriate Sums of Money (enclosures – preliminary AV, draft 2025 Budget, and Resolution).
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IV. LEGAL MATTERS

- A. Review and consider approval of Resolution No. 2024-11-02 Annual Resolution (enclosure).
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- B. Discuss May 6, 2025 Regular Directors' Election and consider approval of Resolution Calling Election for Directors, appointing Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 28, 2025. Discuss the need for ballot issues and/or questions.
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- C. 2024/2025 Bond Issuance:

1. Review and discuss the Schedule of Events and the Term Sheet (enclosure).
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- D. Consider Approval of Third Amendment to Amended and Restated Facilities Funding and Acquisition Agreement (enclosure).
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- E. Consider Approval of Resolution Adopting Covenant/Design Standard Enforcement, Fine Imposition, and Dispute Resolution Policy (enclosure).
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- F. 2024 Legislative Memorandum (enclosure).
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V. LANDSCAPING MATTERS

- A. Review and consider approval of a proposal from ManageMowed Boulder for replacement of landscaping at 551 Discovery Pkwy (enclosure).
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- B. Review and consider approval of a proposal from ManageMowed Boulder for replacement of edging, landscaping fabric and moving sprinklers at 2221 Buttercup Ln (enclosure).
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- C. Review and consider approval of a proposal from ManageMowed Boulder for replacement of forty (40) five (5) gallon plants throughout the District (enclosure).
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- D. Review and consider approval of a proposal from ManageMowed Boulder for an updated landscape maintenance contract (enclosure).
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- E. Review and consider approval of a proposal from ManageMowed Boulder for tree replacement (enclosure).
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- F. Discuss homeowner appeal for the repeated damage to plants (enclosure).
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VI. OPERATIONS AND MAINTENANCE

- A. Review and consider approval of a proposal from Property Solutions Team LLC for fire lane painting on Canary Ln. (enclosure).
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- B. Review and consider approval of a proposal from Property Solutions Team LLC for Sign Stabilization and Replacement (enclosure).
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- C. Review and consider approval of a proposal from Property Solutions Team LLC for Curb Replacement & Gutter Damaged (enclosure).
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- D. Review and consider approval of Bird Deterrents for the Parking Garage (enclosure).
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- E. Review and consider approval of Trash Cans for the Parking Garage (enclosure).
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VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$357,624.30, under Final Engineers Report and Certification #110 prepared by Ranger Engineering, LLC, dated July 24, 2024 (enclosure).
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- B. Review and consider acceptance of improvement costs in the amount of \$233,706.38, under Final Engineers Report and Certification #111 prepared by Ranger Engineering, LLC, dated August 21, 2024 (enclosure).
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- C. Review and consider acceptance of improvement costs in the amount of \$93,928.64, under Final Engineers Report and Certification #112 prepared by Ranger Engineering, LLC, dated September 25, 2024 (enclosure).
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- D. Review and consider acceptance of improvement costs in the amount of \$585,247.72, under Final Engineers Report and Certification #113 prepared by Ranger Engineering, LLC, dated October 15, 2024 (enclosure).
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VIII. DEVELOPER UPDATE

- A. Status of Development.
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- B. Status of any Necessary Inclusions.
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IX. OTHER MATTERS

- A. Consider Approval of Acceptance of Tract Conveyances (to be distributed).
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- X. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Additional Enclosure:

- Notice of rate increase from Special District Management Services, Inc.