

STC METROPOLITAN DISTRICT NO. 2

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Lakewood, Colorado 80228-1898
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<https://www.colorado.gov/pacific/stcmd>

NOTICE OF SPECIAL 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
VACANT		2022/May 2022
VACANT		2022/May 2022
Peggy Ripko	Secretary	

DATE: July 14, 2021

TIME: 9:00 A.M.

LOCATION: **DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY TELECONFERENCE VIA ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE USE THE FOLLOWING INFORMATION:**

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).

I. ADMINISTRATIVE MATTERS

- A. Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.
- B. Approve Agenda; confirm location of the meeting and posting of meeting notice.
- C. Approve Minutes of the June 2, 2021 Special Meeting (enclosure).

II. PUBLIC COMMENTS

III. FINANCIAL MATTERS

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

Fund	Period Ending June 24, 2021
General	\$ 10,054.84
Debt	\$ -0-
Capital	\$ 1,350.00
Payroll	\$ 184.70
Total	\$ 11,589.54

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

IV. LEGAL MATTERS

- A. Consider Adoption of Resolution Designating an Official Custodian and Custodian for the Colorado Open Records Act (enclosure).
 1. Official Custodian Adoption of Rules Related to Requests for Inspection of Public Records Pursuant to Colorado Open Records Act (enclosure).

V. OPERATIONS AND MAINTENANCE

- A. Discuss Operating Projections.
- B. Discuss the status of the removal and replacement of 4 dead and/or dying trees inside the north courtyard.
- C. Homeowner Requests:
 1. Discuss and consider approval of adding a designated signage area near the mailboxes in Downtown Superior for posting community events.
 2. Discuss and consider approval of adding shade/umbrellas over the tables at the park.
 3. Discuss and consider approval of movie nights in the park.
- D. Discuss the signage in the parking garage (enclosures).
- E. Discuss the obligation of the District for snow removal on the sidewalks.

VI. COVENANT CONTROL

- A. Discuss Community Manager's Update.
- B. Review and consider approval of proposal from Vargas Property Services, Inc. for services to take place adjacent to 432 Promenade, in the amount of \$4,260 (enclosure).
- C. Discuss and consider approval of a revision to the Second Amended and Restated Resident Rules, Regulations and Design Guidelines (enclosure).

VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$1,396,777.50, under that certain Final Engineers Report and Certification #73 prepared by Ranger Engineering, LLC, dated June 23, 2021 (enclosure).

VIII. DEVELOPER UPDATE

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

IX. OTHER MATTERS

- A. Review and consider approval of proof sheet for pet signage from Fusion Sign and Design (enclosure).

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 4, 2021.**