

THIRD CREEK METROPOLITAN DISTRICT NO. 2

8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Phone: 303-779-5710

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, November 14, 2024

TIME: 11:00 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, us the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NDKyODZiNjktNGJmZi00NmJlTliOTAtMzc4NzJlZWm5Y2Vk%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 284 822 517#

Board of Directors

Kent Pedersen
Debra Hessler
Jack Beckwitt
Brian Stockton
Jennifer Thornbloom

Office

President
Treasurer
Secretary
Assistant Secretary
Assistant Secretary

Term Expires

May 2027
May 2027
May 2027
May 2025
May 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting, and posting of meeting notice
- D. Public comment - Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- E. Discuss business to be conducted in 2025 and schedule regular Board meetings. Consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
- F. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2025 (District Transparency Notice).

- G. Discuss requirements of Section 32-1-306, C.R.S. and direct staff regarding compliance for 2024 (Annual Map Filing).

II. CONSENT AGENDA – These routine items will be approved or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approval of September 19, 2024 Regular Meeting Minutes (enclosure).
- B. Ratification of approval of the Fiore & Sons, Inc. Filing 1, Wet Utilities and Roadway Contract (enclosure).
- C. Ratify approval of Engineer’s Report and Verification of Costs Report No. 8, prepared by Schedio Group, LLC (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of claims (enclosure).
- B. Review and consider acceptance of September 30, 2024 Unaudited Financial Statements (enclosure).
- C. Discuss and consider approval of Third Creek Draw Request Nos. 9 and 10 (enclosures).
- D. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).
- F. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”) for certification to the Board of County Commissioners and other interested parties.
- G. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (if necessary).
- H. Consider appointment of District Accountant to prepare 2026 Budget.
- I. Discuss statutory requirements for an audit. Consider engagement of an Auditor to perform an Audit for 2024 or authorize District Accountant to obtain proposals to perform the 2024 Audit.

IV. CAPITAL IMPROVEMENT MATTERS

V. LEGAL MATTERS

- A. Discuss and consider approval of Second Amendment to 2022-2023 Operation Funding Agreement between the District and Lennar Colorado, LLC (the “OFA”) to increase the “Shortfall Amount” and term of the OFA.”
- B. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 28, 2025. Discuss need for ballot issues and/or questions.
- C. Discuss potential encroachment matters regarding offsite sanitation improvements. Consider appointing committee to authorize documents and agreements related thereto.

VI. MANAGER MATTERS

- A. Insurance Matters.
 - 1. Discuss Cyber Security and Increased Crime Coverage (enclosure).
 - 2. Authorize renewal of District’s insurance and Special District Association (SDA) membership for 2025 (enclosures).
- B. Website Compliance Matters.
 - 1. Review and consider approval of proposal from Allyant for website document remediation in the amount of \$186.96 (enclosure).
 - 2. Authorize Board member or committee to work with District staff to transition website to ADA compliant hosting platform (enclosure).
- C. Review and consider approval of CLA Statements of Work for 2025 (enclosures).

VII. OTHER BUSINESS

VIII. ADJOURNMENT

THERE ARE NO FURTHER REGULAR MEETINGS SCHEDULED FOR 2024.