

# **THE LAKES AT CENTERRA METROPOLITAN DISTRICT NOS.**

## **1-3**

### **NOTICE OF SPECIAL MEETING AND AGENDA**

#### **THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1**

<b><u>Board Of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Kim Perry	President & Chairperson	May 2025
Samantha Salazar	Vice President/Assistant Secretary	May 2025
Tim DePeder	Secretary/Treasurer	May 2027
Wendy Messinger	Assistant Treasurer	May 2025
Vacant	Director	May 2027

#### **THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2**

<b><u>Board Of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
James Laferriere	President & Chairperson	May 2025
Todd Carnes	Vice President	May 2025
Vacant	Director	May 2027
Vacant	Director	May 2027
Vacant	Director	May 2025

#### **THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3**

<b><u>Board Of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Kim Perry	President & Chairperson	May 2025
Tim DePeder	Vice President/Assistant Secretary	May 2027
Susan Draut	Secretary/Treasurer	May 2027
Karl Sutton	Assistant Secretary	May 2025
Jerilyn Wagner	Assistant Secretary	May 2025

**Date: November 15, 2024 (Friday)**

**Time: 1:30 P.M.**

**Place: MS TEAMS & Teleconference**

[Join the meeting now](#)

Meeting ID: 229 236 905 129 Passcode: 4c9pSt

Or call in (audio only)

+1 720-721-3140,,604053595# Phone Conference ID: 604 053 595#

#### **THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1**

##### **I. ADMINISTRATIVE ITEMS**

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.

- C. Approval of Agenda.
- D. Consider Appointment to fill Board Vacancy and Elect Officers.
- E. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
- F. Director Comment.

## **II. CONSENT AGENDA**

- A. Approval of Minutes – August 16, 2024, Special Meeting.
- B. Ratification of Claims Presented for Payment.
- C. Ratification of Contract Modifications.
- D. Review and Consider unaudited Financial Statements for the period ending September 30, 2024.
- E. Consideration and Approval of 2025 Administrative Matters Resolution.
- F. Consideration and Approval of 2025 Meeting Resolution.
- G. Approval of 2025 District No. 1 Regular Special District Election Resolution.
- H. Approval of Second Amendment to Amended and Restated Public Records Policy.

## **III. DISTRICT MANAGER ITEMS**

- A. District Managers' Report.
- B. Consideration and Approval of 2025 Master Service Agreements with Operations and Maintenance Service Contractors.
  - 1. McWhinney Real Estate Services
  - 2. All Sweep
  - 3. E3 Signs
  - 4. Playco Inc.
  - 5. Precision Concrete Cutting
  - 6. On Demand Concrete
  - 7. Ramey Environmental Compliance
  - 8. SWPPP Colorado
- C. Consider Authorization of District Manager to Execute 2025 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2025 Budget.

## **IV. CAPITAL INFRASTRUCTURE ITEMS**

- A. District Capital Infrastructure Report and Project Manager Update.
- B. Capital Fund Summary Review.
- C. Discussion Regarding Millenium North-West Warranty and Repair.

## **V. FINANCIAL ITEMS**

- A. Finance Manager's Report.
- B. Public Hearing regarding the Proposed Amended 2024 Budgets.
- C. Consider Adoption of Amended 2024 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed 2025 Budgets.
- E. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

- F. Approval of Haynie & Company for 2024 Audit.

## **VI. LEGAL ITEMS**

## **VII. DIRECTOR ITEMS**

## **VIII. OTHER MATTERS**

## **IX. EXECUTIVE SESSION**

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

## **X. ADJOURNMENT**

# **THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2**

## **XI. ADMINISTRATIVE ITEMS**

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Consider Appointment to fill Board Vacancy and Elect Officers.
- E. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
- F. Director Comment.

## **XII. CONSENT AGENDA**

- A. Approval of Minutes – August 16, 2024, Special Meeting.
- B. Consideration and Approval of 2025 Administrative Matters Resolution.
- C. Consideration and Approval of 2025 Meeting Resolution.
- D. Approval of 2025 District No. 2 Regular Special District Election Resolution.
- E. Approval of Second Amendment to Amended and Restated Public Records Policy.

## **XIII. FINANCIAL ITEMS**

- A. Finance Manager's Report.
- B. Review and Consider unaudited Financial Statements for the period ending September 30, 2024.
- C. Public Hearing regarding the Proposed Amended 2024 Budgets.
- D. Consider Adoption of Amended 2024 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- E. Public Hearing regarding the Proposed 2025 Budgets.
- F. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

G. Approval of Haynie & Company for 2024 Audit.

#### **XIV. LEGAL ITEMS**

#### **XV. DIRECTOR ITEMS**

#### **XVI. EXECUTIVE SESSION**

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

#### **XVII. ADJOURNMENT**

### **THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3**

#### **XVIII. ADMINISTRATIVE ITEMS**

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
- E. Director Comment.

#### **XIX. CONSENT AGENDA**

- A. Approval of Minutes – August 16, 2024, Special Meeting.
- B. Consideration and Approval of 2025 Administrative Matters Resolution.
- C. Consideration and Approval of 2025 Meeting Resolution.
- D. Approval of 2025 District No. 3 Regular Special District Election Resolution.
- E. Approval of Second Amendment to Amended and Restated Public Records Policy.

#### **XX. FINANCIAL ITEMS**

- A. Finance Manager's Report.
- B. Review and Consider unaudited Financial Statements for the period ending September 30, 2024.
- C. Public Hearing regarding the Proposed Amended 2024 Budgets.
- D. Consider Adoption of Amended 2024 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- E. Public Hearing regarding the Proposed 2025 Budgets.
- F. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- G. Approval of Haynie & Company for 2024 Audit.

**XXI. LEGAL ITEMS**

**XXII. DIRECTOR ITEMS**

**XXIII. EXECUTIVE SESSION**

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

**XXIV. ADJOURNMENT**

**\*\*\*The next Regular Meeting is scheduled for January 23, 2025\*\*\***