

HIDDEN VALLEY FARM METROPOLITAN DISTRICT NOS. 1-4

NOTICE OF SPECIAL MEETING AND AGENDA

HIDDEN VALLEY FARM METROPOLITAN DISTRICTS NO. 1 & 3

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jeffrey Mark	President/Chairman	May 2027
S. Alan Vancil	Secretary/Treasurer	May 2027
David Cocolin	Vice President/Asst. Secretary/Asst. Treasurer	May 2027
Chasity McMorrow	Asst. Secretary/Asst. Treasurer	May 2025
Vacant	Director	May 2025

HIDDEN VALLEY FARM METROPOLITAN DISTRICTS NO. 2

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jeffrey Mark	President/Chairman	May 2027
S. Alan Vancil	Secretary/Treasurer	May 2027
David Cocolin	Vice President/Asst. Secretary/Asst. Treasurer	May 2027
Russ Sjoberg	Director	May 2025
Vacant	Director	May 2025

HIDDEN VALLEY FARM METROPOLITAN DISTRICTS NO. 4

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jeffrey Mark	President/Chairman	May 2027
S. Alan Vancil	Secretary/Treasurer	May 2027
David Cocolin	Vice President/Asst. Secretary/Asst. Treasurer	May 2027
Chasity McMorrow	Asst. Secretary/Asst. Treasurer	May 2025
Rick Vandenberg	Director	May 2025

Date: December 3, 2024 (Tuesday)

Time: 2:30 p.m., or as soon thereafter as possible

Place: ZOOM & Teleconference

Join Zoom Meeting

<https://us06web.zoom.us/j/84106058890?pwd=6la4cmCITjS5EQ2n5Rb37IY7W5HqDU.1>

Meeting ID: 841 0605 8890; Passcode: 552405

Telephone: 1 669 444 9171; OR 1 719 359 4580

I. ADMINISTRATIVE ITEMS

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

II. CONSENT AGENDA

- A. Approval of Minutes – November 28, 2023, and April 4, 2024, Special Meeting.
- B. Consider Ratification of Payment of Claims.
- C. Consider Approval and Ratification of Contract Modifications.

III. DISTRICT MANAGER ITEMS

- A. District Management Report.
- B. Discuss and Consider Approval of Pinnacle Consulting Group, Inc. Contract.
- C. Discussion of Contracting Process.
- D. Discussion of Designated Signatories for Master Service Agreement (MSA) and Work Orders.
- E. Discuss Current Status of Maintenance Vendors.
- F. Consider Authorization of District Manager to Execute 2025 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2025 Budget.
- G. Discuss 2025 Board Meeting Schedule.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. Discuss Possible Landscape/Capital Improvements for the Community.

V. FINANCIAL ITEMS

- A. Review Financial Report.
- B. Review Unaudited Financial Statements for the period ending June 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. Consider Approval of Engagement of Auditor for 2024 Audits.

VI. LEGAL ITEMS

- A. Legislative Update Memo.
- B. Consider Approval of 2025 Annual Administrative Matters Resolution.
- C. Consider of 2025 Election Resolution.
- D. Consider Approval of CORA Resolution
- E. Consider Approval and Ratification of 2023 Annual Report.
- F. Consider Approval of Worker's Compensation Exclusion Resolution.
- G. Discuss and Consider Approval of Any Updates Necessary to the Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed.
- H. Consider Annual Engagement of District Consultants.

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