

**NOTICE OF REGULAR COORDINATED MEETING OF
MIRABELLE METROPOLITAN DISTRICT NOS. 1 & 2**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Board of Directors (the “Boards”) of the Mirabelle Metropolitan District Nos. 1 & 2 (the “Districts”), located in the City of Littleton, Douglas County, Colorado, will be held on:

Date: January 8, 2025

Time: 8:30 a.m.

Location: 11485 Roxborough Park Rd, Littleton, CO 80125 and via Zoom Teleconference

To access the meeting: <https://advancehoa.zoom.us/j/87808621212>
Meeting ID: 878 0862 1212 Via telephone: (719)359-4580

Board of Directors, District No. 1:	Office:	Term Expires:
Michele Miller	President	May 2027
Eric Weinstein	Vice-President	May 2027
Jennifer Hepp	Treasurer	May 2025
Thomas J. Schriefer	Secretary	May 2025
Jessica McDonagh	Assistant Secretary	May 2027

Board of Directors, District No. 2:	Office:	Term Expires:
Michele Miller	President	May 2027
Wyatt Chadwick	Vice-President	May 2027
Jennifer Hepp	Treasurer	May 2025
Kristen Beshany	Assistant Secretary	May 2025
Mac Orlady	Assistant Secretary	May 2027

Agenda

- 1) Call to Order
- 2) Declaration of Quorum/ Disclosure of Potential Conflicts of Interest
- 3) Approval of Agenda
- 4) Public Comment: Members of the public may express their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up.
- 5) Consent Agenda
 - a) Review and Consider Approval of Minutes from the Joint Regular Meeting held December 11, 2024
 - b) Ratification of Winter Watering Contract Approvals from BrightView for Trees in Streetscape One and High Line Canal



- c) Ratification of Dish Mulch and Tree Rings Contract Approval from BrightView for Trees in Streetscape One in Spring 2025
 - d) Ratification of Deep Root Fertilization and Insect Treatment Contract Approvals from BrightView for Trees in Streetscape One and Highline Canal
 - e) Ratification of Castlewood Fence Post and Board Replacement Contract Approval
 - f) Approval of Resolution Designating Meeting Notice Posting Location
 - g) Ratification of 2024 Audit Engagement Letters for D1 &2
- 6) Bond Matters
- a) Discuss Bond Counsel Engagement
 - b) Consider Adoption of Resolution by the Board of Directors of District No. 2 Authorizing the Issuance of General Obligation Indebtedness Consisting of its: Limited Tax General Obligation Refunding Bonds, Series 2025A, and Subordinate Limited Tax General Obligation Refunding and Improvement Bonds, Series 2025B, in the collective aggregate maximum principal amount of \$60,000,000, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of such indebtedness; authorizing Indentures of Trust, a Bond Purchase Agreement, a Continuing Disclosure Agreement, the form of Limited Offering Memorandum and other related documents; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions.
- 7) Financial Matters
- a) Consider Approval of November Financials Statements
 - b) Ratification of Payables through December 31, 2024
- 8) Legal Matters
- a) Consider Approval of Transaction Based Informed Consent Letter with White Bear Ankele Tanaka & Waldron
 - b) Consider Termination of Amended and Restated Mill Levy Equalization and Pledge Agreement and Mill Levy Agreement
 - c) Consider Approval of Amended and Restated District Operating Services Agreement
 - d) Discuss Forming Tribunal for Violation Appeals
 - e) Consider Approval Third Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees
- 9) Management Matters
- a) Discuss Fraudulent Payment
 - b) Manager's Report



c) Brightview Monthly Maintenance Report – December

10) Construction Matters

a) None

11) Other Matters

a) Discuss of Holiday Park Playground Equipment

b) Discuss of Owner's Concern – Solstice Park Re: Privacy and Noise

12) Adjournment

The next Regular Meeting of the Board of Directors is scheduled for:
February 12, 2025 - 8:30 a.m.

