

# MIRABELLE METROPOLITAN DISTRICT NOS. 1 & 2

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GREENWOOD VILLAGE, CO 80111  
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[www.mirabellemetrodistrict.com](http://www.mirabellemetrodistrict.com)

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

**DATE:** Wednesday, November 8, 2023

**TIME:** 9:00 a.m.

**LOCATION:** via Microsoft Teams

**ACCESS:** You can attend the meetings in any of the following ways:

1. To attend via Microsoft Teams, use the link below:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YWQxNjhjNDUtYmJhMC00Njc1LThlNmYtMTcwMmE2MDdlMTA5%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWQxNjhjNDUtYmJhMC00Njc1LThlNmYtMTcwMmE2MDdlMTA5%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d)

2. To attend via telephone, 1-720-547-5281 and enter the following additional information:

Conference ID: 728 030 302#

### **Board of Directors District No. 1**

Michele Miller

### **Office**

President

### **Term Expires**

May, 2027

Eric Weinstein

Vice President

May, 2027

Thomas J. Schriefer

Secretary

May, 2025

Jennifer Fulton-Miller

Treasurer

May, 2025

Jessica McDonagh

Asst. Secretary

May, 2027

### **Board of Directors District No. 2**

Michele Miller

### **Office**

President

### **Term Expires**

May, 2027

Wyatt Chadwick

Vice President

May, 2027

Jennifer Fulton-Miller

Treasurer

May, 2025

Kristen Beshany

Asst. Secretary

May, 2025

Mac Orlady

Asst. Secretary

May, 2027

**Note: For ease and presentation, the Mirabelle Metropolitan District Nos. 1 and 2 (each a “District,” and collectively, the “Districts”) will be meeting at the same time and considering the agenda below. However, each Board of Directors of the Districts**

**(“Board”) will consider agenda items separately and take separate actions. If an agenda item is to be considered by a single District, it will be so noted on the agenda.**

**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 notices.
- 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. Review and consider adoption of 2024 Annual Administrative Resolution (enclosure).
  - 1. Confirm 2024 meeting dates and time: Second Wednesday of each month at 8:30 a.m.

**II. DIRECTOR MATTERS**

**III. CONSENT AGENDA**

- A. Review and consider approval of Minutes from the October 11, 2023 Joint Regular Meeting (enclosure).

**IV. FINANCIAL MATTERS**

- A. **MD1:** Review and consider acceptance of Unaudited Financial Statements as of September 30, 2023, Statement of Cash Position updated as of October 30, 2023, and Property Taxes Reconciliation (enclosure).
- B. **MD2:** Review and consider acceptance of Unaudited Financial Statements as of September 30, 2023, Statement of Cash Position updated as of October 30, 2023, and Property Taxes Reconciliation (enclosure).
- C. **MD1:** Review and consider approval of payables for the period October 5, 2023 through November 2, 2023 in the amount of \$114,846.63 (enclosure).
- D. **MD1:** Conduct public hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.
- E. **MD2:** Conduct public hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.
- F. **MD1:** Conduct public hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money (2024 Draft Budget to be distributed; Resolution enclosed).

- G. **MD2:** Conduct public hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money (2024 Draft Budget to be distributed; Resolution enclosed).
- H. Discuss Requirements of SB23-303 Relating to Limitations on Property Tax Revenue
- I. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.
- J. Consider approval of the engagement letter with Fiscal Focus to prepare the 2023 Audit (enclosure).
- K. Consider approval of the First Amendment to Mill Levy Agreement (enclosure).
- L. Discuss Reserve Study in Relation to Funding Reserves.

## **V. LEGAL MATTERS**

- A. Review and consider approval of License Agreement with Shea Homes (enclosure).
- B. Discuss District Website Compliance and WCAG 2.1 AA Requirements for ADA Compliance

## **VI. MANAGERS MATTERS**

- A. Manager's report.
- B. Covenant enforcement report (enclosure).
- C. **MD1:** Review delinquency report and discuss sending to collections (enclosure).
- D. Review and consider approval of CliftonLarsonAllen LLP Master Services Agreement and associated Statements of Work for accounting, management and billing services for 2024 (enclosures).
- E. Discuss and consider approval of 2024 insurance renewal (enclosures).
  - 1. Discuss and consider Worker's Compensation insurance for 2024. If necessary, consider adoption of Resolution Excluding District from Worker's Compensation Coverage.
  - 2. Consider authorization of renewing membership in the Special District Association for 2024.

## **VII. CONSTRUCTION MATTERS**

- A. Discuss District on-site utilities, streets, and Landscaping Monthly Progress Report (enclosure).
- B. Review and consider approval of Interconnect Vault and Piping Easement (enclosure).

- C. Review and consider approval of Proposal for Construction Services for the 2024 Capital Improvements and Operations & Maintenance with JR Engineering, LLC (enclosure).
- D. Discuss Notice of Award to Brightview Landscape Development for landscaping and construction.
- E. Review and consider approval of Change Order(s):
  - a. Advanced Concrete Construction, Inc. - Change Order No. 1 to the Agreement with District No. 1 for Solstice Concrete Maintenance in the amount of \$256,979.97 (enclosure).
- F. Review and consider approval of proposal for Eagle River/Solstice Restriping with Colorado Barricade Co. in the amount of \$20,200.00 (enclosure).

## **VIII. OTHER BUSINESS**

### **IX. EXECUTIVE SESSION**

- A. Executive Session of the Boards of Directors for the following purposes: Discussing matters subject to negotiation and strategy pursuant to § 24-6-402(4)(e), C.R.S. related to Management and Accounting Services Agreements with CliftonLarsonAllen LLP.

### **X. ADJOURNMENT**

**The next regular meeting is scheduled for Wednesday, December 13, 2023 at 8:30 a.m.**