

**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 Metropolitan District Nos. 1 & 2 (the “Districts”), located in the City of Littleton, Douglas County, Colorado, will be held on:

Date: December 11, 2024

Time: 8:30 a.m.

Location: 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: Comments are limited to three (3) minutes per person.
- 5) Consent Agenda
 - a) Approval of Minutes of Regular Meeting held November 13, 2024
 - b) Approval of Minutes of District No. 2 Annual Meeting held Nov 13, 2024
 - c) Ratification of Engagement Letter with Causey Public Finance LLC for 2025 Bonds Cash Flow Analysis
 - d) Ratification of Engagement Letter with Municap, Inc. as 2025 Bonds External Financial Advisor
 - e) Ratification of Engagement Letter with Zonda Advisory for 2025 Bonds Market Study
- 6) Financial Matters
 - a) NONE



- 7) Legal Matters
 - a) Consider Approval of Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents (enclosure)
 - b) Discuss and review Website Inventory and Document Remediation (enclosure)
 - c) Consider Approval of Resolution Calling May 2025 Election (enclosure)
 - d) Consider Approval of Third Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges (enclosure)
 - e) Discuss Bond Issuance
- 8) Insurance Matters
 - a) Approval of Proposals for Renewal of General Liability Schedule and Limits, and Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Payment of Agency Fees (enclosures)
 - b) Consider Increasing Crime Coverage
- 9) Management Matters
 - a) Manager's Report
 - b) Brightview Monthly Maintenance Report – November
- 10) Construction Matters
 - a) Consider Approval of Winter Watering Proposal from BrightView for Trees in Streetscape One (enclosure)
 - b) Consider Approval of Winter Watering Proposal from BrightView for Trees in Highline Canal (enclosure)
 - c) Consider Approval of Dish Mulch and Tree Rings Proposal from BrightView for Trees in Streetscape One in Spring 2025 (enclosure)
 - d) Consider Approval of Deep Root Fertilization and Insect Treatment Proposal from BrightView for Trees in Highline Canal (enclosure)
 - e) Consider Approval of Deep Root Fertilization and Insect Treatment Proposal from BrightView for Trees in Streetscape One (enclosure)
 - f) Consider Approval of Fence Repairs from Castlewood Fence (enclosure)
- 11) Other Business
- 12) Adjournment

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

