

**THE LAKES METROPOLITAN DISTRICT NOS. 1, 3 & 4**

**JOINT REGULAR MEETING**

via teleconference

Wednesday, November 13, 2024, at 10:00 A.M.

*This meeting will be held via teleconferencing and can be joined through the directions below:*

<https://us06web.zoom.us/j/88694363995?pwd=YRCvUsLF7lLX38wLKM8f9LaO9TYv7l.1>

Meeting ID: 886 9436 3995; Passcode: 237381; Call In Number: 1(720) 707-2699

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Michael Richardson, President	Term to May 2025
Florine Richardson, Assistant Secretary	Term to May 2025
Paula Lindamood, Assistant Secretary	Term to May 2027
Erika Volling, Secretary/Treasurer	Term to May 2025
Amy Richardson, Assistant Secretary	Term to May 2027

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**NOTICE OF JOINT REGULAR MEETING AND AGENDA**

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures
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.
5. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
  - a. Approval of Minutes from the October 22, 2024, Joint Special Meeting  
**(enclosure)**
  - b. Adoption of 2025 Annual Administrative Resolutions for District Nos. 1, 3 & 4  
**(enclosures)**
  - c. Approval of Amended and Restated Public Records Request Policies for Nos. 1, 3 & 4  
**(enclosures)**
  - d. Approval of Notices to Electors Pursuant to Section 32-1-809, C.R.S. for Nos. 1, 3 & 4  
**(enclosures)**
  - e. Ratification of Independent Contractor Agreement with Hall Landscape Contractors for 2024-2025 Snow Removal Services (District No. 4 )  
**(enclosure)**
  - f. Approval of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Covenant Enforcement Charges (District No. 4)  
**(enclosure)**
  - g. Approval of Amended and Restated Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents (District No. 4)  
**(enclosure)**

- h. Approval of Independent Contractor Agreement with Vintage Homes and Land for Management Services (District No. 1) (**enclosure**)
  - i. Approval of Independent Contractor Agreement with Vintage Homes and Land for Management Services (District No. 3) (**enclosure**)
  - j. Acknowledgment by District No. 4 of Updated Builder Design Standards – Construction Regulations (**enclosure**)
  - k. Acknowledgement by District No. 4 of Updated Homeowner Information for Farmlore North – Design Standards Rules and Regulations, Construction Regulations (**enclosure**)
  - l. Ratification of Independent Contractor Agreement with Aztech Consultants Inc., for Surveying Services (District No. 1) (**enclosure**)
  - m. Ratification of Independent Contractor Agreement with Pase Environmental, LLC, for Erosion and Stormwater Control Services (District No. 1) (**enclosure**)
6. Construction Matters
- a. Monthly Construction Updates Between District Nos. 3 and 4 and Associated Obligations and Notification Requirements
  - b. Notification from District No. 4 to District No. 3 of Final Payments to Three Sons Construction and Brannan Sand and Gravel, LLC in Relation to Requirements in the Assignment of and Second Amendment to Capital Improvements Pledge Agreement (**to be distributed**)
  - c. Discuss Bid Opening and Review Bids for Farmlore North – Phase 2 Project
  - d. Consider Award and Approval of Construction Agreement for Farmlore North – Phase 2 Project, Authorize Notice of Award and Notice to Proceed (**enclosures**)
7. Insurance Matters
- a. Consider 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; Consider Approval of Exclusion from Workers’ Compensation Coverage with Colorado Special Districts Property and Liability Pool; Consider Authorization of Renewal of Special District Association of Colorado Membership for 2025 (**enclosures**)
8. District Matters
- a. Discuss Proposal from Hall Landscape Contractors for 2025 Landscape Maintenance (District No. 4) (**enclosure**)
9. Legal Matters
- a. Discuss and Consider Adoption of Resolution Calling May 6, 2025 Election (District Nos. 1 & 4) (**enclosures**)
  - b. Consider Approval of Crossing Easement with Fulton Irrigating Ditch Company (District No. 1) (**to be distributed**)
  - c. Consider Approval of Engagement Letter from Special Counsel for Collection Work Related to Unpaid Covenant Enforcement Fines and Penalties (**enclosure**)
  - d. Discuss and Consider Approval of Independent Contractor Agreement with CTL/Thompson, Inc., for Construction Observation, Testing, Investigation and Design Services (District No. 1) (**enclosure**)

10. Financial Matters

- a. Consider Approval of Final Payment for 144<sup>th</sup> & Chambers Trail to Brannan Sand and Gravel, LLC
- b. Consider Approval of Pay Application No. 23 regarding Filing 1 Infrastructure Project (District No. 4) (**enclosure**)
- c. Consider Approval of Pay Application No. 18 regarding 144<sup>th</sup> Infrastructure Project (District No. 4) (**enclosure**)
- d. Consider Approval of Payables (District No. 4) (**enclosure**)
- e. Consider Approval of Requisition No. 31 (District No. 4) (**enclosure**)
- f. Conduct Public Hearings on 2024 Budget Amendments and Consider Adoption of Resolutions Amending 2024 Budget (*if needed*)
- g. Conduct Public Hearings on 2025 Budgets and Consider Adoption of Resolutions Adopting 2025 Budgets, Imposing Mill Levy, and Appropriating Funds (**enclosures**)
- h. Consider Approval of Auditor Engagement Letters (District Nos. 1 & 4) (**to be distributed**)

11. Other Business

12. Adjourn

2024 Joint Regular Meeting Schedule  
December 17<sup>th</sup> at 8:30 a.m.