

## NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of the Stone Creek Metropolitan District, of the County of Douglas, State of Colorado, will hold a special meeting at 10:30 a.m., on Tuesday, the 31<sup>st</sup> day of March, 2015, in the offices of McGeady Sisneros, P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, in Denver, Colorado, to consider the items listed on the attached Agenda.

The meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS

STONE CREEK METROPOLITAN DISTRICT

By: /s/ Elisabeth A. Cortese  
McGEADY SISNEROS, P.C.  
Attorneys for the District

STONE CREEK METROPOLITAN DISTRICT  
450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203-1214  
Phone: 303-592-4380

**NOTICE OF SPECIAL MEETING AND AGENDA**

DATE:	Tuesday, March 31, 2015
TIME:	10:30 a.m.
PLACE:	450 E. 17 <sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Patrick L. Lyng	President	May, 2018
Michael "Dane" Sanders	Secretary/Treasurer	May, 2018
VACANT	Assistant Secretary	May, 2018
VACANT	Assistant Secretary	May, 2016
VACANT	Assistant Secretary	May, 2016

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.

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- B. Approve agenda; confirm location of meeting and posting of meeting notices.

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- C. Review and consider approval of Minutes of the February 3, 2015 organizational meeting (enclosure).

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- D. Ratify approval of all actions taken at the February 3, 2015 organizational meeting (see Agenda of February 3, 2015 organizational meeting attached hereto as Exhibit A and incorporated herein by reference).

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II. FINANCIAL MATTERS

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III. LEGAL MATTERS

A. Discuss and consider the engagement of Alderman Bernstein as Special Counsel (enclosure).

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B. Review and consider approval of Resolution No. 2015-03-01; Resolution of Necessity, as related to property located along Scott Avenue, east and west of Cherry Creek in Douglas County, Colorado, owned by Paul R. Thayer and Jean Thayer, and/or Paul R. Thayer, individually (enclosure). **[ADJOURN INTO EXECUTIVE SESSION, IF REQUIRED TO DISCUSS NEGOTIATIONS AND TO RECEIVE LEGAL ADVICE]**

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C. Review and consider engagement of CliftonLarsonAllen LLP or Special District Management Services, Inc. for management and/or accounting services (enclosures).

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D. Authorize District Counsel to discuss Service Plan Amendment, if necessary, with Douglas County staff.

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IV. CAPITAL IMPROVEMENTS

A. Report on status of Development.

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B. Discuss status of Covenants.

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V. OTHER BUSINESS

A.

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VI. ADJOURNMENT

EXHIBIT A

STONE CREEK METROPOLITAN DISTRICT  
450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203-1214  
Phone: 303-592-4380

**NOTICE OF ORGANIZATIONAL MEETING AND AGENDA**

DATE:	Tuesday, February 3, 2015
TIME:	2:00 p.m.
PLACE:	450 E. 17 <sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Michael "Dane" Sanders		May, 2018
Patrick L. Lyng		May, 2018
VACANT		May, 2018
VACANT		May, 2016
VACANT		May, 2016

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

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B. Approve agenda; confirm location of meeting and posting of meeting notices.

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C. Confirm filing of oaths of office and organizational documents.

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D. Consider appointment of officers.

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

E. Discuss and consider engagement of McGeady Sisneros, P.C. as District Counsel.

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F. Discuss need to engage a District Manager.

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G. Discuss need to engage a District Accountant.

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H. Discuss and consider adoption of Resolution No. 2015-02-01 Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices (enclosure). Appoint representative to post notices within the District.

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I. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime). Consider adoption of Resolution No. 2015-02-02 to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and join the Special District Association (to be distributed).

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J. Discuss payment of directors' fees.

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K. [IF DIRECTORS UNPAID] Discuss and consider adoption of Resolution No. 2015-02-03; Providing for Directors' Exclusion from Workers' Compensation Coverage and approve execution of Form WC-44, Exclusion of Uncompensated Public Officials (enclosure).

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## II. FINANCIAL MATTERS

- A. Consider approval of execution of: (1) Form SS-4 Application for Employer Identification Number, (2) Application for Sales Tax Exemption for Colorado Organizations, and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks.
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- B. Consider and approve the establishment of a policy authorizing investments in accordance with state statutes.
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- C. Ratify appointment of McGeady Sisneros, P.C. to prepare District's 2014 and 2015 budgets.
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- D. Conduct Public Hearing on the proposed 2014 Budget and consider adoption of Resolution No. 2015-02-04 to Adopt the 2014 Budget and Resolution No. 2015-02-05 to Appropriate Sums of Money (enclosures).
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- E. Conduct Public Hearing on the proposed 2015 Budget and consider adoption of Resolution No. 2015-02-06 to Adopt the 2015 Budget and Resolution No. 2015-02-07 to Appropriate Sums of Money (enclosures).
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- F. Consider authorizing McGeady Sisneros, P.C. to prepare and sign DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
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- G. Discuss and consider the appointment of Simmons & Wheeler, P.C. to prepare and file the 2014 Application for Audit Exemption.
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### III. LEGAL MATTERS

- A. Discuss and consider the approval of 2014-2015 Operation Funding Agreement between District and Choke Cherry Investors, LLC (enclosure).  

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- B. Discuss and consider approval of a Facilities Funding and Acquisition Agreement between the District and Choke Cherry Investors, LLC (enclosure).  

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- C. Discuss public and executive session meeting procedure. Discuss and consider adoption of Resolution No. 2015-02-08; Providing Policy Regarding Recording of Public and Executive Session Meetings (enclosure).  

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- I. Discuss and consider adoption of Resolution No. 2015-02-09; Providing for the Defense and Indemnification of Directors and Employees of the District (enclosure).  

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- J. Discuss and consider adoption of Resolution No. 2015-02-10 of the District's Intent to Reimburse Developer for Advances for Operations, Maintenance and Capital Expenses (enclosure).  

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- K. Discuss and consider approval of Resolution Nos. 2015-02-11 Declaring District's Intent to Reimburse Expenditures with the Proceeds of Future Tax-Exempt Bonds (enclosure).  

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- M. Discuss and consider adoption of Resolution No. 2015-02-12; Regarding Colorado Open Records Act Requests (enclosure).  

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- N. Discuss Transparency Notice and mode of eligible elector notification for 2015 (post on SDA website).  

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- O. Acknowledge recording of General Disclosure Statement as required by HB13-1186 (enclosure).

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IV. CAPITAL IMPROVEMENTS

- A. Report on status of Development.

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- B. Discuss Covenants.

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V. OTHER BUSINESS

- A. Discuss and consider approval of Consent to be listed on McGeady Sisneros, P.C. website (enclosure).

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VI. ADJOURNMENT

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