

**PUBLIC NOTICE OF ORGANIZATIONAL MEETING OF THE
BOARD OF DIRECTORS OF THE
CAROUSEL FARMS METROPOLITAN DISTRICT**

PUBLIC NOTICE IS HEREBY GIVEN that an organizational meeting of the Board of Directors of the Carousel Farms Metropolitan District of Douglas County, Colorado, will be held on Thursday, December 4, 2014, at 8:00 a.m. at the offices of Century Communities, 8390 E. Crescent Parkway, Suite 650, Greenwood Village, Colorado 80111. At such meeting, the Board shall conduct the organizational business of the District and any other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS THEREOF, this notice is given and duly posted pursuant to statute.

CAROUSEL FARMS METROPOLITAN
DISTRICT

By: /s/ Mary Jo Dougherty
Attorney for the District

**CAROUSEL FARMS
METROPOLITAN DISTRICT**

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NOTICE OF ORGANIZATIONAL MEETING AND AGENDA

DATE:	Thursday, December 4, 2014
TIME:	8:00 a.m.
PLACE:	Century Communities 8390 E. Crescent Parkway, Suite 650 Greenwood Village, CO 80111

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Todd Amberry		May 2018
Amy Anders		May 2018
Eric Dome		May 2018
Ken Rabel		May 2016
Joe Stifter		May 2016

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.

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

- C. Discuss method for delivery of meeting packets (e-packets or hard copies).

- D. Confirm filing of oaths of office and organizational documents.

E. Consider appointment of officers.

President: _____

Secretary: _____

Treasurer: _____

Assistant Secretary(ies): _____

F. Discuss and consider engagement of McGeady Sisneros, P.C. as District Counsel (enclosure).

G. Discuss and consider engagement of Simmons & Wheeler, P.C. as District Accountant (to be distributed).

H. District Insurance

1. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime). Consider adoption of Resolution No. 2014-12-__ to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and join the Special District Association (enclosures).

2. Discuss payment of directors' fees.

3. **[IF DIRECTORS UNPAID]** Discuss and consider adoption of Resolution No. 2014-12-__ Providing for Directors' Exclusion from Workers' Compensation Coverage and approve execution of Form WC-44, Exclusion of Uncompensated Public Officials (enclosure).

- I. Discuss and consider adoption of Resolution No. 2014-12-__ 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.

II. FINANCIAL MATTERS

- A. Consider/ratify 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 District Accountant to prepare 2014 and 2015 budgets.
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- D. Conduct Public Hearing on the proposed 2014 Budget and consider adoption of Resolution No. 2014-12-__ to Adopt the 2014 Budget and Resolution No. 2014-12-__ to Appropriate Sums of Money (to be distributed).
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- E. Conduct Public Hearing on the proposed 2015 Budget and consider adoption of Resolution No. 2014-12-__ to Adopt the 2015 Budget, Resolution No. 2014-12-__ to Appropriate Sums of Money and Resolution No. 2014-12-__ to Set Mill Levies (to be distributed).
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- F. Discuss and consider establishment of the Districts' operating account(s) and authorize all Board Members to be signers on the accounts (with all checks requiring two signatures).
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III. LEGAL MATTERS

- A. Discuss and consider approval of the Intergovernmental Agreement between the District and the Town of Parker as required under the District's Service Plan (enclosure).
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- B. Discuss and consider approval of the Indemnification Letter to the Town of Parker as required under the District's Service Plan (enclosure).
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- C. Discuss and consider approval of 2014-2015 Operation Funding Agreement between the District and Century at Carousel Farms, LLC (enclosure).
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- D. Discuss and consider approval of Facilities Funding and Acquisition Agreement between the District and Century at Carousel Farms, LLC (to be distributed).
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- E. Discuss public and executive session meeting procedure. Discuss and consider adoption of Resolution No. 2014-12-__ Providing Policy Regarding Recording of Public and Executive Session Meetings (enclosure).
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- F. Discuss and consider adoption of Resolution No. 2014-12-__ Providing for the Defense and Indemnification of Directors and Employees of the District (enclosure).
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- G. Discuss and consider approval of Resolution No. 2014-12-__ Declaring District's Intent to Reimburse Expenditures with the Proceeds of Future Tax-Exempt Bonds (enclosure).
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- H. Discuss and consider adoption of Resolution No. 2014-12-__ of the District's Intent to Reimburse Developer for Advances for Operations, Maintenance and Capital Expenses (enclosure).
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- I. Discuss and consider adoption of Resolution No. 2014-12-__ Regarding Colorado Open Records Act Requests (enclosure).
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- J. Discuss and consider the engagement of Alderman Bernstein as Special Counsel (enclosure).
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- K. Review and consider approval of one or more Resolutions Authorizing Good Faith negotiations to acquire property interests necessary for the Carousel Farms Project (enclosure). **[ADJOURN INTO EXECUTIVE SESSION, IF REQUIRED TO DISCUSS NEGOTIATIONS AND TO RECEIVE LEGAL ADVICE]**
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IV. CONSTRUCTION MATTERS

- A. Discuss status of construction.
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- B. Discuss process for cost verification and consider the engagement of Independent District Engineering Services, LLC and approval of a Service Agreement regarding same (enclosure).
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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
