

NOTICE AS TO PROPOSED BUDGET

**HESS RANCH METROPOLITAN DISTRICT NO. 1
DOUGLAS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN, pursuant to Section 29-1-106, C.R.S., that a proposed budget has been submitted to the Board of Directors of the Hess Ranch Metropolitan District No. 1 (the “**District**”) for the year of 2016. A copy of such proposed budget has been filed in the offices of McGeady Becher P.C., 450 E. 17th Avenue, Suite 400, Denver, Colorado, where same is open for public inspection. Such proposed budget will be considered at the District’s organizational meeting to be held at 1:00 p.m., on Tuesday, June 21, 2016, at 450 E. 17th Avenue, Suite 400, Denver, Colorado. Any interested elector within the District may, at any time prior to the final adoption of the budget, inspect the budget and file or register his or her objections thereto.

**HESS RANCH METROPOLITAN
DISTRICT NO. 1**

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

NOTICE OF ORGANIZATIONAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of Hess Ranch Metropolitan District No. 1, of the Town of Parker, County of Douglas, State of Colorado, will hold its organizational meeting at 1:00 p.m., on Tuesday, the 21st day of June, 2016, at the offices of McGeady Becher P.C., 450 E. 17th 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

HESS RANCH METROPOLITAN DISTRICT
NO. 1

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

HESS RANCH METROPOLITAN DISTRICT NO. 1
 450 E. 17th Avenue, Suite 400
 Denver, Colorado 80203-1214
 Phone: 303-592-4380

NOTICE OF ORGANIZATIONAL MEETING AND AGENDA

DATE:	Tuesday, June 21, 2016
TIME:	1:00 p.m.
PLACE:	450 E. 17 th Avenue, Suite 400, Denver, Colorado 80203

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Gary L. Hunter		May, 2020
Tracy J. Hutchins		May, 2020
Cindi M. Rodriguez		May, 2020
VACANT		May, 2018
VACANT		May, 2018

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

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

C. Public Comment.

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

E. Consider appointment of officers.

President: _____

Secretary: _____

Treasurer: _____

Assistant Secretary: _____

Assistant Secretary: _____

F. Discuss and consider engagement of McGeady Becher P.C. as District Counsel.

G. Discuss need to engage a District Manager.

H. Discuss need to engage a District Accountant.

I. Discuss and consider adoption of Resolution No. 2016-06-01 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.

J. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime). Consider adoption of Resolution No. 2016-06-02 to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and join the Special District Association (to be distributed).

K. Discuss payment of directors' fees.

L. [IF DIRECTORS UNPAID] Discuss and consider adoption of Resolution No. 2016-06-03; Providing for Directors' Exclusion from Workers' Compensation Coverage and approve execution of Form WC-44, Exclusion of Uncompensated Public Officials (enclosure).

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 Becher P.C. to prepare District's 2016 Budget.
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- D. Conduct Public Hearing on the proposed 2016 Budget and consider adoption of Resolution No. 2016-06-04; Resolution to Adopt the 2014 Budget and to Appropriate Sums of Money (enclosure).
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III. LEGAL MATTERS

- A. Discuss and consider the approval of Town of Parker Intergovernmental Agreement by and among the Town of Parker, Colorado and Hess Ranch Metropolitan District Nos. 1-8 (enclosure).
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- B. Discuss and consider the approval of an Intergovernmental Agreement regarding Debt Allocation and Cost Sharing by and among Hess Ranch Metropolitan District Nos. 1-8 (to be distributed).
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- C. Conduct Public Hearing on the Inclusion of Real Property owned by Stroh Ranch Development LLC into the boundaries of the District and consider adoption of Resolution No. 2016-06-05; Resolution for the Inclusion of Real Property (enclosures).
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D. Conduct Public Hearing on the Exclusion of Real Property owned by Stroh Ranch Development LLC out of the boundaries of the District and consider adoption of Resolution No. 2016-06-06; Resolution for the Exclusion of Real Property (enclosures).

E. Discuss and consider approval of an Inclusion Agreement by and between Hess Ranch Metropolitan District Nos. 1-3 and HR935, LLC (to be distributed).

F. Discuss and consider approval of a Facilities Funding and Acquisition Agreement by and between the District and Stroh Ranch Development LLC (to be distributed).

G. Discuss and consider the approval of 2016 Operation Funding Agreement by and between the District and Stroh Ranch Development LLC (enclosure).

H. Discuss public and executive session meeting procedure. Discuss and consider adoption of Resolution No. 2016-06-07; Resolution Providing Policy Regarding Recording of Public and Executive Session Meetings (enclosure).

I. Discuss and consider adoption of Resolution No. 2016-06-08; Resolution Providing for the Defense and Indemnification of Directors and Employees of the District (enclosure).

J. Discuss and consider adoption of Resolution No. 2016-06-09; Resolution of the District's Intent to Reimburse Developer for Advances for Operations, Maintenance and Capital Expenses (enclosure).

K. Discuss and consider approval of Resolution Nos. 2016-06-10; Resolution Declaring District's Intent to Reimburse Expenditures with the Proceeds of Future Tax-Exempt Bonds (enclosure).

- L. Discuss and consider adoption of Resolution No. 2016-06-11; Resolution Regarding Colorado Open Records Act Requests (enclosure).
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- M. Discuss Transparency Notice and mode of eligible elector notification for 2016 (post on SDA website).
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- N. Acknowledge recording of General Disclosure Statement as required by Section 32-1-104.8, C.R.S. (enclosure).
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IV. CAPITAL IMPROVEMENTS

V. OTHER BUSINESS

- A. Discuss and consider approval of Consent to be listed on McGeady Becher P.C. website (enclosure).
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- B. Schedule special meeting for Hess Ranch Metropolitan District Nos. 1-3.
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VI. ADJOURNMENT
