

**NOTICE OF ORGANIZATIONAL MEETING**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Cielo Metropolitan District, of the County of Douglas, State of Colorado, will hold its organizational meeting at 11:00 a.m., on Wednesday, the 30<sup>th</sup> day of November, 2016, in the offices of McGeady Becher 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  
CIELO METROPOLITAN DISTRICT

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

CIELO METROPOLITAN DISTRICT

450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: 303-592-4380

**NOTICE OF ORGANIZATIONAL MEETING AND AGENDA**

DATE:	Wednesday, November 30, 2016
TIME:	11:00 a.m.
PLACE:	McGeady Becher P.C. 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	To Be Determined	May, 2020
Michael "Dane" Sanders	To Be Determined	May, 2020
VACANT	N/A	May, 2020
VACANT	N/A	May, 2018
VACANT	N/A	May, 2018

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

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

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C. Public Comment. Matters not specifically included on the Agenda may be addressed. As a courtesy to others, comments shall be limited to three minutes per person.

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

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E. Discuss Board vacancies.

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F. Consider appointment of officers.

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

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

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

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

G. Consider engagement of McGeady Becher P.C. as District Counsel (enclosure).

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H. Discuss engagement of District Manager.

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I. Consider engagement of CliftonLarsonAllen LLP as District Accountant (enclosure).

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J. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime). Consider adoption of Resolution No. 2016-11-01 to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and join the Special District Association (enclosures).

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K. Discuss and consider approval of Agency Services Agreement with T. Charles Wilson Insurance Service (enclosure).

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L. Discuss payment of directors' fees.

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M. [IF DIRECTORS UNPAID] Discuss and consider adoption of Resolution No. 2016-11-\_\_\_ Providing for Directors' Exclusion from Workers' Compensation Coverage (enclosure).

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N. Discuss and consider adoption of Resolution No. 2016-11-\_\_\_ Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices. Appoint representative to post notices within the District (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. Discuss and consider establishment of the District's operating account at FirstBank and authorize all Board Members to be signers on the account (with all checks requiring two signatures).

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C. Ratify appointment of CliftonLarsonAllen LLP to prepare 2016 budget. Conduct Public Hearing on the proposed 2016 budget and consider adoption of Resolution No. 2016-11-\_\_\_ to Adopt the 2016 Budget and Appropriate Sums of Money (enclosures).

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D. Ratify appointment of CliftonLarsonAllen LLP to prepare 2017 budget. Conduct Public Hearing on the proposed 2017 budget and consider adoption of Resolution No. 2016-11-\_\_\_\_ to Adopt the 2017 Budget and Appropriate Sums of Money; and Resolution No. 2016-11-\_\_\_\_; Resolution to Set Mill Levies (enclosures).

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E. Consider and approve the establishment of a policy authorizing investments in accordance with state statutes.

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### III. LEGAL MATTERS

A. Discuss public and executive session meeting procedure. Discuss and consider adoption of Resolution No. 2016-11-\_\_ Providing Policy Regarding Recording of Public and Executive Session Meetings (enclosure).

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B. Discuss and consider adoption of Resolution No. 2016-11-\_\_ Providing for the Defense and Indemnification of Directors and Employees of the District (enclosure).

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C. Discuss and consider adoption of Resolution No. 2016-11-\_\_\_\_; Resolution Regarding Colorado Open Records Act Requests (enclosure).

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D. Discuss and consider adoption of Resolution No. 2016-11-\_\_\_\_; Resolution Regarding the Retention and Disposal of Public Records and Adopting a Public Records Retention Schedule (enclosure).

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E. Discuss and consider adoption of Resolution No. 2016-11-\_\_\_\_; Resolution of the District's Intent to Reimburse Developer for Advances for Operations, Maintenance and Capital Expenses (enclosure).

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F. Discuss and consider approval of a Multi-Year Operation Funding Agreement between the District and Forestar (USA) Real Estate Group Inc. (enclosure).

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G. Discuss and consider approval of Resolution Nos. 2016-11-\_\_\_; Resolution Declaring District's Intent to Reimburse Expenditures with the Proceeds of Future Tax-Exempt Bonds (enclosure).

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H. Discuss and consider approval of Facilities Funding and Acquisition Agreement between the District and Forestar (USA) Real Estate Group Inc. (enclosure).

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I. Discuss Transparency Notice and mode of eligible elector notification for 2017 (post on SDA website).

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J. Acknowledge recording of General Disclosure Statement as required by Section 32-1-104.8, C.R.S. (enclosure).

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IV. COVENANTS/CAPITAL IMPROVEMENTS

A. Report on status of Development.

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B. Discuss status of Covenant Enforcement.

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i. Review and consider adoption of Resolution No. 2016-11-\_\_\_; Resolution Acknowledging the Declaration of Covenants and Use Restrictions for Cielo (to be distributed).

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C. Discuss status of Design Guidelines and consider adoption of Resolution No. 2016-11-\_\_\_; Resolution Adopting Cielo Design Standards and Guidelines (to be distributed).

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D. Discuss and consider appointment of individuals to Design Review Committee.

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V. OTHER BUSINESS

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

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VI. ADJOURNMENT

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