

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 11:00 a.m., on Wednesday, the 30th day of November, 2016, in 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

STONE CREEK METROPOLITAN DISTRICT

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

STONE CREEK METROPOLITAN DISTRICT

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	Wednesday, November 30, 2016
TIME:	11:00 a.m.
PLACE:	450 E. 17 th Avenue, Suite 400, Denver, Colorado 80203

Board of Directors	Office	Term Expires
Patrick L. Lyng	President	May, 2018
Michael "Dane" Sanders	Secretary/Treasurer	May, 2018
VACANT	Assistant Secretary	May, 2018
Peter J. Klymkow	Assistant Secretary	May, 2020
VACANT	Assistant Secretary	May, 2020

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

- D. Review and consider approval of Minutes from the November 13, 2015 Special Meeting (enclosure).

- E. Discuss 2017 Meeting Dates. Review and consider adoption of Resolution No. 2016-11-01; Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices (enclosure).
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- F. Discuss insurance renewal, insurance schedules, and statutory requirement for position schedule bond.
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II. FINANCIAL MATTERS

- A. Conduct public hearing to consider Amendment to 2016 Budget. Consider adoption of Resolution to Amend the 2016 Budget (if necessary).
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- B. Conduct public hearing on the proposed 2017 Budget and consider adoption of Resolution No. 2016-11-___; Resolution to Adopt the Budget and Appropriate Sums of Money; and Resolution No. 2016-11-___; Resolution to Set Mill Levies (enclosures).
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- C. Consider authorizing District Accountant 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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- D. Discuss requirements for an Audit. Consider appointment of Accountant to prepare 2016 Application for Exemption from Audit or consider engagement of auditor to perform 2016 Audit, if necessary (enclosure).
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III. LEGAL MATTERS

- A. Review and consider approval of a Second Amendment to Operation Funding Agreement by and between the District and Choke Cherry Investors, LLC (enclosure).
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B. Discuss status of Bond issuance.

C. Discuss Section 32-1-809, C.R.S. reporting requirements and mode of eligible elector notification.

IV. COVENANTS/CAPITAL IMPROVEMENTS

A. Report on status of Development.

B. Discuss status of Covenant Enforcement.

i. Review and consider adoption of Resolution No. 2016-11-___; Resolution Acknowledging the Declaration of Covenants and Use Restrictions for Stone Creek Ranch (to be distributed).

C. Discuss status of Design Guidelines and consider adoption of Resolution No. 2016-11-___; Resolution Adopting Stone Creek Ranch Design Standards and Guidelines (to be distributed).

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

V. OTHER BUSINESS

VI. ADJOURNMENT