

NOTICE OF REGULAR 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 regular meeting at 11:00 a.m., on Thursday, the 30th day of November, 2017, 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

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NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Patrick L. Lyng	President	2018/May 2018
Michael Dane Sanders	Secretary/Treasurer	2018/May 2018
Peter J. Klymkow	Assistant Secretary	2020/May 2020
<i>VACANT</i>		2020/May 2020
<i>VACANT</i>		2018/May 2018

DATE: November 30, 2017

TIME: 11:00 A.M.

PLACE: McGeady Becher P.C.
450 East 17th Avenue, Suite 400
Denver, Colorado 80203

I. ADMINISTRATIVE MATTERS

A. Present Conflict Disclosures.

B. Approve Agenda, confirm location of the meeting and posting of meeting notices and designate 24 hour posting location.

C. Review and approve Minutes of the November 30, 2016 Special Meeting (enclosure).

D. Consider regular meeting dates for 2018. Review and consider approval of Resolution No. 2017-11-01; Resolution Establishing 2018 Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72 Hour and 24 Hour Notices (enclosure).

E. Discuss insurance renewal, insurance schedules and renewal of Special District Association ("SDA") membership.

II. FINANCIAL MATTERS

- A. Review and ratify approval of the preparation, execution and filing of the Application for Exemption from Audit for 2016 (enclosure).

- B. Consider appointing District Accountant to prepare and file the 2017 Application for Exemption from Audit.

- C. Discuss status of bond issuance.

- D. Ratify appointment of District Accountant to prepare the 2018 Budget.

- E. Conduct Public Hearing (if necessary) to consider Amendment to 2017 Budget and adoption of Resolution to Amend the 2017 Budget and Appropriate Expenditures.

- F. Review and consider approval of Third Amendment to Operation Funding Agreement by and between the District and Choke Cherry Investors, LLC (enclosure).

- G. Conduct Public Hearing on the proposed 2018 Budget and consider adoption of Resolutions to Adopt the 2018 Budget and Appropriate Sums of Money and Set Mill Levies (for General Fund _____, Debt Service Fund _____ and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary assessed valuation, draft 2018 Budget, and resolutions).

- H. Review and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3.

- I. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

- J. Review and consider adoption of Resolution Regarding the Imposition of District Fees (enclosure).
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- K. Consider appointment of District Accountant to prepare the 2019 Budget and set date for public hearing to adopt the 2019 Budget.
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III. LEGAL MATTERS

- A. Ratify approval of Management Agreement between the District and Special District Management Services, Inc. (enclosure).
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- B. Ratify approval of Master Service Agreement by and between the District and Independent District Engineering Services, Inc. for Cost Verification/Independent Engineering Services (to be distributed).
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1. Review and consider approval of Task Order No. 1 in an amount to exceed \$15,000 (to be distributed).
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- C. Discuss and consider acceptance of Infrastructure Acquisition Report from Independent Engineering Services, Inc. and Reimbursable Costs in the amount of \$_____ (to be distributed).
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- D. Consider adoption of Resolution No. 2017-11-__; Resolution Calling a Regular Election for Directors on May 8, 2018, appointing the Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination forms are due by March 2, 2018. Discuss the need for ballot issues and/or questions.
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IV. CAPITAL MATTERS

- A. Report on Status of Development.
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1. Review bid summary and consider award of contract for Stone Creek Ranch Filing No. 1 Project.

2. Discuss and consider approval of a Construction Management Agreement by and between the District and Choke Cherry Investors, LLC (to be distributed).

3. Discuss and consider adoption of Resolution Approving Appointment of Construction Representative (to be distributed).

4. Review and consider approval of Conditional Non-Exclusive Assignment of Plans and Contracts by and among Choke Cherry Investors, LLC, the District, KB Home Colorado, Inc., Taylor Morrison of Colorado, Inc. and Richmond American Homes of Colorado, Inc. (enclosure).

5. Review and consider approval of Clubhouse Funding, Construction, and Operations Agreement by and among the District, Choke Cherry Investors, LLC, Cielo Metropolitan District and Forestar (USA) Real Estate Group, Inc. (enclosure).

6. Review and consider acceptance of Assignment of Subdivision Improvement Agreement and Development Rights from Choke Cherry Investors, LLC to the District (enclosure).

7. Review and consider approval of Service Agreement for District Engineering Services by and between the District and Atwell, LLC (enclosure).

B. Status of Covenant Enforcement:

1. Discuss and consider adoption of Resolution Acknowledging and Adopting the Declaration of Covenants and Use Restrictions for Stone Creek Ranch (to be distributed).

2. Discuss and consider adoption of Resolution Adopting the Design and Landscape Standards and Guidelines of the Stone Creek Ranch (to be distributed).

3. Discuss and consider adoption of Resolution Adopting the Policies and Procedures Governing the Enforcement of the Protective Covenants of Stone Creek Ranch (to be distributed).

C. Appointment of Individuals to Design Review Committee.

IV. OTHER BUSINESS

- A. Discuss §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2018.

V. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED IN 2017.**

Informational Enclosure:

- Memo regarding rates from Special District Management Services, Inc.