

**STONE CREEK METROPOLITAN DISTRICT**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 800-741-3254  
Fax: 303-987-2032

February 16, 2018

Douglas County Clerk and Recorder  
301 Wilcox  
Castle Rock, CO 80104

VIA E-MAIL: [recording@douglas.co.us](mailto:recording@douglas.co.us)

Re: Stone Creek Metropolitan District

Dear Clerk:

Enclosed is a notice of special meeting & agenda for the above-referenced district. Please post the notice on the public bulletin board in your office. This notice does not replace the notice of regular meetings previously posted in your office. This notice shall remain posted until February 23, 2018.

Please acknowledge receipt of this Notice by executing this letter below and returning it [ksteggs@sdmsi.com](mailto:ksteggs@sdmsi.com).

Thank you for your assistance in this matter. If you have any questions, please contact me.

Sincerely,



Karen J. Steggs  
Assistant to Lisa Johnson  
District Manager

Attachment

cc: McGeady Becher, P.C. – Jennifer Henry

The above referenced Notice was received by me this \_\_\_\_\_ day of February, 2018, and will be posted as requested.

Douglas County Clerk and Recorder

By: \_\_\_\_\_

## NOTICE OF SPECIAL MEETING

### STONE CREEK METROPOLITAN DISTRICT DOUGLAS COUNTY, COLORADO

NOTICE IS HEREBY GIVEN that the Board of Directors of Stone Creek Metropolitan District (the "District"), Douglas County, Colorado (the "Board"), will meet in special session on Thursday, February 22, 2018, at the hour of 10:00 a.m., at the offices of Stone Creek Ranch (Barn office), 6700 E. Scott Avenue, Parker, Colorado 80134.

At this meeting, it is anticipated that the Board will make a final determination to issue or refund general obligation indebtedness. Specifically, the District will consider adoption of a resolution authorizing the issuance of its General Obligation Limited Tax Bonds, Series 2018A, and its Subordinate General Obligation Limited Tax Bonds, Series 2018B, in the approximate aggregate principal amount of \$11,500,000 for the purpose of paying or reimbursing the costs of public improvements for the District. The resolution will also authorize the execution of indentures of trust, a bond purchase agreement, and all other agreements, documents, instruments, certificates, and actions necessary or appropriate in connection with the issuance of the two series of bonds.

The Board will also take up such other business as may be before the Board. The meeting is open to the public.

*Pursuant to the provisions of the Supplemental Public Securities Act, one or more members of the Board may participate in this meeting and may vote on the foregoing matters through the use of a conference telephone or other telecommunications device.*

This notice is given by order of the Board of Directors of the District.

STONE CREEK METROPOLITAN DISTRICT  
DOUGLAS COUNTY, COLORADO

By: /s/Lisa Johnson  
Secretary

Posted at three (3) public places within the District, and at the office of the Douglas County Clerk and Recorder, not less than 72 hours prior to the meeting.

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## NOTICE OF A SPECIAL 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
VACANT		2020/May 2020
VACANT		2018/May 2018

DATE: February 22, 2018

TIME: 10:00 A.M.

PLACE: Stone Creek Ranch Offices (Barn)  
6700 E. Scott Avenue  
Parker, Colorado 80134

### I. ADMINISTRATIVE MATTERS

- A. Present Conflict Disclosures.
- B. Approve Agenda, confirm location of the meeting and posting of meeting.
- C. Review and approve Minutes of the January 18, 2018 Regular Meeting (enclosure).

### II. FINANCIAL MATTERS

- A. Conduct Public Hearing to consider Amendment to 2018 Budget and adoption of Resolution to Amend the 2018 Budget and Appropriate Expenditures.
- B. Review and consider approval of the unaudited financial statements and schedule of cash position for the period ending December 31, 2017 (enclosure).

### III. LEGAL MATTERS

- A. Discuss and consider acceptance of Bonding Report and Cost Certification, May 2013 through February 2018, as prepared by Independent District Engineering Services (to be distributed).
- B. Consider adoption of a resolution authorizing the issuance of the District's General Obligation Limited Tax Bonds Series 2018A, and its Subordinate General Obligation Limited Tax Bonds, Series 2018B, in the approximate aggregate principal amount of \$11,500,000 and authorize the execution of indentures of trust, a bond purchase agreement, and all other agreements, documents, instruments, certificates, and actions necessary or appropriate in connection with the issuance of the two series of bonds (to be distributed).

### IV. CAPITAL MATTERS

- A. Ratify execution of and acknowledge recordation of Stone Creek Ranch Filing No. 1 Final Plat @ Rec. # 2017081539.
- B. Ratify approval of Offsite Improvements Agreement between KB Home Colorado, Inc., Richmond American Homes of Colorado, Inc., Taylor Morrison of Colorado, Inc., the District, Choke Cherry Investors, LLC and First American Title Insurance Company.
- C. Ratify approval of Amenity Center Escrow Agreement by and among the District, Choke Cherry Investors, LLC, Richmond American Homes of Colorado, Inc., Taylor Morrison of Colorado, Inc. and KB Home Colorado, Inc.
- D. Ratify approval of Developer Escrow Agreement by and among the District, Choke Cherry Investors, LLC, Richmond American Homes of Colorado, Inc., Taylor Morrison of Colorado, Inc. and KB Home Colorado, Inc.
- E. Ratify approval of Master Service Agreement between the District and Stormwater Asset Protection, LLC regarding Stormwater Management Services.
- F. Discuss and Consider Notice of Award and Approval of Stipulated Sum Price Agreement Between the District, Hudick Excavating, Inc. d/b/a HEI CIVIL, and Choke Cherry Investors, LLC (to be distributed).
- G. Discuss status of easements between the District and the Pinery Water and Wastewater District.
- H. Status of Covenant Enforcement.
- I. Appointment of Individuals to Design Review Committee.

V. OTHER BUSINESS

- A. Discuss vacancies. Consider appointment of qualified individuals to fill vacancies on the Board of Directors. (Notice was published on December 28, 2017). Administer oath of office.
- B. Consider appointment of Officers:

President \_\_\_\_\_

Treasurer \_\_\_\_\_

Secretary \_\_\_\_\_

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

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

\_\_\_\_\_

VI. ADJOURNMENT

**THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 15, 2018.**