

CIELO METROPOLITAN DISTRICT

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

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Patrick L. Lyng	President	2020/May 2020
Shawnee Williams	Treasurer	2020/May 2020
<i>VACANT</i>	Assistant Secretary	2020/May 2020
<i>VACANT</i>	Assistant Secretary	2022/May 2022
<i>VACANT</i>	Assistant Secretary	2022/May 2022

DATE: February 27, 2019

TIME: 12:00 P.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 consider approval of Minutes from the November 28, 2018 Special Meeting (enclosure).

D. Ratify acceptance of resignation of Jennifer Pino as Secretary to the Board of Directors and appointment of Lisa Johnson as Secretary.

E. Consider appointment of Drew Bartok, Michael Pietschmann and Jon Wayne to fill the vacancies on the Board of Directors (Notice of Vacancies published in the Douglas County News-Press on January 10, 2019).

F. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. Secretary _____
Asst. Secretary _____
Asst. Secretary _____

II. FINANCIAL MATTERS

A. Review and consider approval of payment of claims through the period ending February 27, 2019 in the amount of \$ _____ (to be distributed).

B. Review and consider approval of schedule of cash position for the period ending _____, 2018 (to be distributed).

III. LEGAL MATTERS

A. Discuss status and/or consider approval of Clubhouse Funding, Construction, and Operations Agreement by and among Stone Creek Metropolitan District, Choke Cherry investors, LLC, Forestar (USA) Real Estate Group Inc. and the District (enclosure).

B. Discuss status of Memorandum of Understanding by and between Douglas County School District and Forestar (USA) Real Estate Group Inc. (enclosure).

C. Discuss status and/or consider approval of Partial Assignment of Memorandum of Understanding by and between Forestar (USA) Real Estate Group Inc. and the District (enclosure).

IV. CONSTRUCTION/CAPITAL IMPROVEMENT MATTERS

A. Discuss any other matters relative to the District construction process and authorize any necessary actions in connection therewith.

- B. Ratify approval of Engagement Letter of Independent District Engineering Services, LLC for District Engineering Services (enclosure).
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V. OTHER BUSINESS

- A. _____

- VI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 22, 2019.**

CIELO METROPOLITAN DISTRICT

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NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Jonathan Wayne	President	2022/May 2020
Shawnee Williams	Treasurer	2020/May 2020
Patrick L. Lyng	Assistant Secretary	2020/May 2020
Drew Bartok	Assistant Secretary	2020/May 2020
Michael Pietschmann	Assistant Secretary	2022/May 2020
 Lisa A. Johnson	 Secretary	

DATE: **May 29, 2019**
TIME: 12:00 P.M.
PLACE: McGeady Becher P.C.
 450 East 17th Ave. Suite 400
 Denver, CO 80203

I. ADMINISTRATIVE MATTERS

- A. Present Conflict Disclosures.

- B. Approve Agenda, confirm location of the meeting and posting of meeting.

- C. Review and consider approval of Minutes from the February 27, 2019 Regular Meeting (enclosure).

- D. _____

II. FINANCIAL MATTERS

- A. Review and consider approval of schedule of cash position for the period ending _____, 2019 (to be distributed).

- B. Ratify approval of adding Directors Bartok, Pietschmann, and Wayne as signatories on the District bank account.

- C. Ratify approval of the preparation, execution and filing of the Application for Exemption from Audit for 2018 (enclosure - copy of application).
-

III. LEGAL MATTERS

- A. Discuss status and/or consider approval of Clubhouse Funding, Construction, and Operations Agreement by and among Stone Creek Metropolitan District, Choke Cherry Investors, LLC, Forestar (USA) Real Estate Group Inc., and the District (enclosure).
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- B. Ratify approval of Memorandum of Understanding by and between Douglas County School District and Forestar (USA) Real Estate Group Inc. (enclosure).
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- C. Consider approval of Partial Assignment of Memorandum of Understanding by and between Forestar (USA) Real Estate Group Inc. and the District (enclosure).
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- D. Discuss status of potential Service Plan amendment.
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- E. Discuss status of Agreement Regarding School Park Facilities Construction Use and Maintenance.
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- F.
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IV. COVENANT ENFORCEMENT/ DESIGN REVIEW

- A. Review Community Manager Report.
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- B. Discuss status of Covenants and Design Guidelines.
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V. CONSTRUCTION/CAPITAL IMPROVEMENT MATTERS

- A. Discuss any other matters relative to the District construction process and authorize any necessary actions in connection therewith.
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B. Consider approval of Master Service Agreement for District Engineering Services by and between the District and Independent District Engineering Services, LLC (enclosure).

C. Discuss and consider approval of Task Order No. 1 under the Master Service Agreement for District Engineering Services with Independent District Engineering Services, LLC ("IDES") for Initial Cost Certification in the amount of \$6,000 (enclosure).

D. Discuss and consider approval of Task Order No. 2 under the Master Service Agreement for District Engineering Services with IDES for Cost Certification Monthly Reports in the amount of \$35,000 (enclosure).

E. Discuss and consider approval of Task Order No. 3 under the Master Service Agreement for District Engineering Services with IDES for Infrastructure Acquisition Report in the amount of \$5,000 (enclosure).

VI. OTHER BUSINESS

A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 28 , 2019.**

CIELO METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
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NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
<i>VACANT</i>	President	2022/May 2020
Shawnee Williams	Treasurer	2020/May 2020
Patrick L. Lyng	Assistant Secretary	2020/May 2020
Drew Bartok	Assistant Secretary	2020/May 2020
Michael Pietschmann	Assistant Secretary	2022/May 2020
 Lisa A. Johnson	 Secretary	

DATE: November 19, 2019
TIME: 1:00 P.M.
PLACE: McGeady Becher P.C.
 450 E. 17th Ave., Suite 400
 Denver, CO 80203

- I. ADMINISTRATIVE MATTERS
 - A. Present Conflict Disclosures.

 - B. Approve Agenda, confirm location of the meeting and posting of meeting.

 - C. Review and consider approval of Minutes from the May 29, 2019 Special Meeting (enclosure).

 - D. Acknowledge the resignation of Director Jonathan Wayne from the Board of Directors, effective July 12, 2019 (enclosure).

 - E. Consider appointment of qualified individual to the Board of Directors (Notice of Vacancy was published on August 29, 2019). Administer Oath of Office.

F. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. Secretary _____
Asst. Secretary _____
Asst. Secretary _____

G. Discuss new legislation concerning posting of meeting notices (enclosure).

H. Review and consider approval of Eligible Governmental Entity Agreement by and between the District and the Statewide Internet Portal Authority of the State of Colorado (enclosure).

I. Consider regular meeting dates for 2020. Review and consider approval of Resolution No. 2019-11-01; Resolution Establishing 2020 Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 24-Hour Notices and District Website (enclosure).

J. Discuss §32-1-809, C.R.S. (Transparency Notice) reporting requirements and mode of eligible elector notification for 2020.

K. Discuss update on McGeady Becher P.C. District Records Retention Policy.

II. FINANCIAL MATTERS

A. Review and consider approval of schedule of cash position for the period ending _____, updated on _____ (to be distributed).

B. Consider appointment of CliftonLarsonAllen LLP to prepare the Application for Exemption from Audit for the year ending 2019.

C. Ratify appointment of District Accountant to prepare the 2020 Budget.

- D. Conduct Public Hearing to consider Amendment to 2019 Budget and consider adoption of Resolution to Amend the 2019 Budget and Appropriate Expenditures, if necessary.
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- E. Conduct Public Hearing on the proposed 2020 Budget and consider adoption of Resolution to Adopt the 2020 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 2020 Budget, and Resolutions).
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- F. Review and consider adoption of a Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3 (enclosure).
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- G. 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.
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- H. Consider appointment of District Accountant to prepare the 2021 Budget.
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III. LEGAL MATTERS

- A. Consider adoption of Resolution No. 2019-11-__ ; Resolution Calling a Regular Election for Directors on May 5, 2020, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 28, 2020. Discuss the need for ballot issues and/or questions.
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- B. Discuss and consider approval of Clubhouse Funding, Construction, and Operations Agreement by and among Stone Creek Metropolitan District, Choke Cherry Investors, LLC, Forestar (USA) Real Estate Group Inc., and the District (enclosure).
-
- C. Discuss status of potential Service Plan Amendment.
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- D. Review and consider approval of Agreement Regarding School Park Facilities Construction, Use, and Maintenance by and among the District, Forestar (USA) Real Estate Group, Inc. and Douglas County School District (enclosure).

- E. Discuss and ratify/consider approval of 30-Foot Exclusive Easement Agreement by and between the District and Parker Water and Sanitation District (Tract E; .05 acres) (enclosure).

- F. Discuss and ratify/consider approval of 30-Foot Exclusive Easement Agreement by and between the District and Parker Water and Sanitation District (Tract L; .02 acres) (enclosure).

- G. Discuss and ratify/consider approval of 50-Foot Non-Exclusive Easement Agreement by and between the District and Parker Water and Sanitation District (Tract N; .28 acres) (enclosure).

- H. Discuss and ratify/consider approval of 30-Foot Exclusive Easement Agreement by and between the District and Parker Water and Sanitation District (Tract P; .27 acres) (enclosure).

- I. Discuss and ratify/consider approval of 30-Foot Exclusive Easement Agreement by and between the District and Parker Water and Sanitation District (Tract Q; .13 acres) (enclosure).

- J. Discuss and ratify/consider approval of 50-Foot Non-Exclusive Easement Agreement by and between the District and Parker Water and Sanitation District (Tract Q; .96 acres) (enclosure).

- K. Discuss and ratify/consider approval of 30-Foot Exclusive Easement Agreement by and between the District and Parker Water and Sanitation District (Tract S; .33 acres) (enclosure).

IV. COVENANT ENFORCEMENT/ DESIGN REVIEW

- A. Discuss status of Covenants and Design Guidelines.

V. CONSTRUCTION/CAPITAL IMPROVEMENT MATTERS

- A. Discuss any other matters relative to the District construction process and authorize any necessary actions in connection therewith.
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VI. OTHER BUSINESS

- A. _____

- VII. ADJOURNMENT: **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2019.**