

LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
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<https://lakebluffmetropolitandistricts.specialdistrict.net/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Michael Sandene		2029/May 2029
Andrew R. Klein		2029/May 2029
Jason Pock		2027/May 2027
Megan Waldschmidt		2027/May 2027
Paige Langley		2029/May 2029
David Solin	Secretary	

DATE: Tuesday, May 20, 2025
TIME: 2:00 p.m.
PLACE: **Zoom Meeting:**

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Zoom information:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>
Meeting ID: 546 911 9353
Passcode: 912873
Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest. Approve agenda; confirm location of meeting and posting of meeting notices.

- B. Review and consider approval of Minutes from April 15, 2025 Regular Meetings (enclosures).

- C. Discuss results of May 6, 2025 Regular Election (enclosure). Consider Appointment of Officers:

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

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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III. FINANCIAL MATTERS

- A. **District No. 1** - Review and ratify approval of payments of claims (enclosure).
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- B. Review and accept unaudited financial statements, if any.
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- C. Discuss acceptance of, and reimbursement for, verified District eligible costs:
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- i. Review and consider acceptance of Engineer's Report and Certification #44 prepared by Ranger Engineering, LLC ("Report #44") (enclosure).
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- ii. **District No. 2** - Authorize and approve requisition of funds related to Report #44 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021⁽³⁾ and authorize necessary actions in conjunction therewith (to be distributed).
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- iii. **District Nos. 1 and 3** - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.
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IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
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- B. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.
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- C. **District No. 1** – Report on status of dedication of Raw Water Credits by District No. 1 to the City of Greeley.
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- D. **District No. 1** – Report on status of request for reimbursement related to the Cache Waterline.
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V. CAPITAL IMPROVEMENTS (**District No. 1**)

- A. Status update on Lake Bluff Subdivision Phase I Site Development Project and authorize necessary actions in connection therewith.
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- B. Discuss Tract I Improvements Project and Bidding Process and authorize necessary actions in conjunction therewith.
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VI. OTHER BUSINESS

- A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 17, 2025.**