

# LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

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

<https://lakebluffmetrodistricts1-3.colorado.gov/>

## NOTICE OF REGULAR MEETING AND AGENDA

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

DATE: Tuesday, August 19, 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.
- 

## 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.
- 

## III. FINANCIAL MATTERS

- A. **District No. 1** - Review and ratify approval of payments of claims (enclosure).
-

- B. Review and accept unaudited financial statements (enclosure).
- 

- C. Discuss acceptance of, and reimbursement for, verified District eligible costs:
- 

- i. Review and consider acceptance of Engineer's Report and Certification #47 prepared by Ranger Engineering, LLC ( "Report #47") (enclosure).
- 

- ii. **District No. 2** - Authorize and approve requisition of funds related to Report #47 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021<sup>(3)</sup> and authorize necessary actions in conjunction therewith (to be distributed).
- 

- iii. **District Nos. 1 and 3** - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.
- 

- D. **District Nos. 1 and 2** - Review and consider approval of the 2024 Audits and authorize execution of Representations Letters (enclosures).
- 

#### IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
- 

- B. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.
- 

- C. **District No. 1** – Report on status of dedication of Raw Water Credits by District No. 1 to the City of Greeley.
- 

- D. **District No. 1** – Report on status of request for reimbursement related to the Cache Waterline.
- 

#### 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.

- i. Report from Construction Committee.
  - ii. Discuss and ratify approval of Construction Contract and Notice of Award with Bison Ridge Construction, LLC, the lowest responsible bidder, for Phase 1, Tract I Improvements.
- 

VI. OTHER BUSINESS

A. 

---

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 16, 2025.**