

LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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<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, September 16, 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 the July 15, 2025 Statutory Annual Meeting and July 15, 2025 and August 19, 2025 Regular Meetings (enclosures).

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).
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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 #48 prepared by Ranger Engineering, LLC ("Report #48") (to be distributed).
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- ii. **District No. 2** - Authorize and approve requisition of funds related to Report #48 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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- E. **District No. 1** – Discuss and consider approval of Easement(s) / Public Access Easement Agreement(s) from Greeley-Rothe LLC to Lake Bluff Metropolitan No. 1 and authorize necessary actions in connection therewith.
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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.

i. Report from Construction Committee.

- B. **District No. 1** – Discuss Asphalt Paving and Striping (7th Street and 101st Avenue) and consider award of a Construction Contract / Notice to Proceed for same and authorize necessary actions in connection therewith.
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- C. **District No. 1** – Discuss Landscape and Sidewalk improvements (101st Avenue) and consider award of a Construction Contract / Notice to Proceed for same and authorize necessary actions in connection therewith.
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VI. OTHER BUSINESS

A. _____

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 21, 2025.**