

# 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://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, November 18, 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.

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- B. Review and consider approval of Minutes from the October 21, 2025 Regular Meetings (enclosures).

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- C. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested is 3<sup>rd</sup> Tuesday of every month at 2:00 p.m.) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting 24-Hour Notices (enclosure).

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- D. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).
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## 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 #49 prepared by Ranger Engineering, LLC ( "Report #49") (enclosure).
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- ii. **District No. 2** - Authorize and approve requisition of funds related to Report #49 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).
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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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- D. Conduct Public Hearing to consider amendment of the 2025 Budget and consider adoption of Resolution to Amend the 2025 Budget and Appropriate Expenditures, if necessary.
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- E. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 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, 2026 draft Budget and resolutions).
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- F. **District Nos. 2 and 3** - Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.

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- G. Authorize District Accountant to prepare, sign, and file the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form with the Board of County Commissioners and other interested parties.

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- H. Discuss and authorize renewal of Districts' insurance and Special District Association (SDA) membership for 2026.

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- I. Consider the appointment of the District Accountant to prepare 2027 budget and set date of Budget Hearing for the November 2026 Regular Meeting.

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- J. Discuss statutory audit requirements. Consider the appointment of District Accountant to prepare and file the 2025 Audit Exemption Application(s) or engagement of Hiratsuka & Associates, L.L.P. to perform the 2025 Audit(s) (Audits for District Nos. 1 and 2 / Exemption for District No. 3)

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#### IV. LEGAL MATTERS

- A. Discuss District services for 2026 and authorize necessary actions related thereto.

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- B. Discuss status of inclusions under Inclusion Agreement.

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

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

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- F. Discuss HB25-1090 compliance related to professional services provider engagements.
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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.
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VI. OTHER BUSINESS

- A. 

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

Informational Enclosures:

- Memo regarding New Rate Structure from Special District Management Services, Inc.