

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>
<i>VACANT</i>		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, December 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 November 18, 2025 Regular Meetings (enclosures).

C. Discuss vacancy on the Board.

D. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. 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.

III. FINANCIAL MATTERS

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

B. Review and accept unaudited financial statements, if any.

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

i. Review and consider acceptance of Engineer's Report and Certification #50 prepared by Ranger Engineering, LLC ("Report #50") (enclosure).

ii. **District No. 2** - Authorize and approve requisition of funds related to Report #50 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021₍₃₎ 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.

IV. LEGAL MATTERS

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

- B. Discuss status of inclusions under Inclusion Agreement.

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

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

- E. **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.

VI. OTHER BUSINESS

- A. _____

VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.**