

# 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

### Board of Directors:

Michael Sandene  
Andrew R. Klein  
Jason Pock  
Megan Waldschmidt  
Paige Langley  
David Solin

### Office:

President  
Treasurer  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary  
Secretary

### Expiration:

May 2025  
May 2025  
May 2027  
May 2027  
May 2025

DATE: Tuesday, April 15, 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 March 18, 2025 Regular Meetings (enclosures).

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- C. Report on status of May 6, 2025 Regular Elections.

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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 (to be distributed).
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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 #43 prepared by Ranger Engineering, LLC ("Report #43") (enclosure).
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- ii. **District No. 2** - Authorize and approve requisition of funds related to Report #43 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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## 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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- G. **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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- H. **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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VI. OTHER BUSINESS

- A. 

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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 20, 2025.**