

LYONS RIDGE METROPOLITAN DISTRICT

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: December 4, 2024

TIME: 10:00 a.m.

LOCATION: First Floor of Collins Cole Winn & Ulmer, PLLC Office
165 S. Union Blvd Suite 785
Lakewood, CO 80228

Board of Directors

Coleman Tuggle

Bruce Wiesley

Katrien Singer

Michael Beasley

Victor Roberto

Office

President

Vice President

Treasurer

Director

Director

Term Expires

May 2025

May 2027

May 2027

May 2025

May 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Consider appointment of officers.

President: _____

Secretary: _____

Treasurer: _____

Assistant Secretary: _____

Assistant Secretary: _____

- E. Consider appointment of committee members.

II. CONSENT AGENDA

- A. Minutes of the September 11, 2024 Regular meeting and the November 7, 2024 Annual meeting (enclosures).

III. FINANCIAL MATTERS

- A. Approval of interim claims in the amount of \$151,185.61 (enclosure).
- B. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget (enclosure).

- C. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and the Resolution to Set Mill Levies (enclosures).
- D. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“MLC”) for certification to the Board of County Commissioners and other interested parties. Authorize Board member to sign MLC.
- E. Consider appointment of District Accountant to prepare 2026 Budget.
- F. Discuss statutory requirements for an audit. Review and consider approval of engagement letter with Dazzio & Associates, PC to prepare the 2024 Audit (enclosure).

IV. MANAGER MATTERS

- A. Manager Report (enclosure).
- B. Review and consider approval of Property and Liability Coverage renewal for 2025. Discuss changes needed to property schedule (if any) (enclosure).
- C. Consider workers’ compensation coverage for 2025.
- D. Review and consider approval of CLA Statements of Work for 2025 (enclosures).
- E. Review and consider approval of Resolution Establishing Regular 2025 Meeting Dates, Time and Location, and Designating Location for Posting 24-Hour Notices (enclosure).
- F. Review and consider approval of contract with SaBell’s Snow & Lawn Service for landscape maintenance services for 2025 (enclosure).

V. ATTORNEY MATTERS

- A. Update on website transition to Streamline platform.
 - 1. Review and consider approval of proposal from Allyant for website document remediation (enclosure).
- B. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 28, 2025. Discuss need for ballot issues and/or questions.
- C. Review and consider the adoption of Resolution Regarding Colorado Open Records Act Requests (enclosure).

- D. Review and consider adoption of Resolution No. 2024-12-__ Adopting a Written Policy Regarding Dispute Resolution and a Written Policy on the Imposition of Fines (enclosure)
- E. Review and consider adoption of Dispute Resolution Policy (enclosure).
- F. Review and consider adoption of Policy for Imposition of Fees (enclosure).

VI. DIRECTOR MATTERS

- A. Update on landscaping.
- B. Update on detention pond maintenance.
- C. Update on signage.

VII. OTHER BUSINESS

- A. Public comment.

VIII. EXECUTIVE SESSION

- A. The Board will conduct an executive session pursuant to section 24-6-402(4)(b), C.R.S., for a conference with the District's attorney to receive legal advice on specific legal questions regarding enforcement of certain Lyons Ridge and Montane covenants.

IX. ADJOURNMENT

There are no more regular meetings scheduled in 2024.