

**COALTON METROPOLITAN DISTRICT
NOTICE OF REGULAR MEETING AND AGENDA**

**SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT
NOTICE OF REGULAR MEETING AND AGENDA**

<u>BOARD OF DIRECTORS</u>	<u>OFFICE</u>	<u>TERM EXPIRES</u>
Kristopher Barnes	President	May 2027
Gary Rohr	Secretary/Treasurer	May 2025
James O'Malley	Assistant Secretary	May 2027
Karen Bennett	Assistant Secretary	May 2025
Jonathan Rohr	Assistant Secretary	May 2025

DATE: December 5, 2024

TIME: 2:00 P.M.

PLACE: This meeting will be held via zoom and teleconferencing and can be joined via the instructions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/85019148114?pwd=figSunidg5dLjhTaPvm3tCQ4uvpRAw.1>

Meeting ID: 850 1914 8114

Passcode: 484637

One tap mobile 720-707-2699 (Denver)

I. ADMINSTRATIVE MATTERS

- A. Declaration of Quorum/Call to Order Boards of Directors of Coalton Metropolitan District and Subdistrict No. 1 of the Coalton Metropolitan District
- B. Disclosure of Potential Conflicts of Interest
- C. Approval of Agenda
- D. Public Comment

CONVENE AS THE BOARD OF COALTON METROPOLITAN DISTRICT

II. CONSENT AGENDA

- A. Consider Approval of September 5, 2024, Meeting Minutes (**enclosure**)
- B. Consider Approval of 2025 Annual Administrative Matters Resolution (**enclosure**)
- C. Consider Approval of 2025 Meeting Resolution (**enclosure**)
- D. Consider Approval of 2025 Regular Special District Election Resolution (**enclosure**)
- E. Consider Approval of Second Amendment to Public Records Policy (**enclosure**)

III. LEGAL MATTERS

- A. Discuss Bond status

IV. FINANCIAL MATTERS

- A. Ratification of Payment of Claims (**enclosure**)
- B. Budget vs. Actual Report as of October 31, 2024 (**enclosure**)

C. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolutions to adopt 2025 Budget, and Appropriate Sums of Money (**enclosure**)

IV. DISTRICT MANAGER MATTERS

- A. Consider Approval of Renewal Property and Liability Coverage Schedule and Limits, Workers Compensation Coverage and SDA Membership (**enclosure**)
- B. Management Report (**enclosure**)

**ADJOURN AS THE BOARD OF COALTON METROPOLITAN DISTRICT AND
CONVENE AS THE BOARD OF SUBDISTRICT NO. 1 OF THE COALTON
METROPOLITAN DISTRICT (“SUBDISTRICT”)**

I. CONSENT AGENDA

- A. Consider Approval of September 5, 2024, meeting minutes (**enclosure**)
- B. Consider Approval of 2025 Annual Administrative Matters Resolution (**enclosure**)
- C. Consider Approval of 2025 Meeting Resolution (**enclosure**)
- D. Consider Approval of First Amendment to Public Records Policy (**enclosure**)

II. LEGAL MATTERS

- A. Consideration and Approval of Third Amendment to 2022 Funding and Reimbursement Agreement and, in connection therewith, the refunding of a subordinate note and issuance of a new subordinate to Superior Shore Townhomes, LLC to secure Subdistrict reimbursement of operating advances.

III. FINANCIAL MATTERS

- A. Ratification of Payment of Claims (**enclosure**)
- B. Budget vs. Actual Report as of October 31, 2024 (**enclosure**)
- C. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolutions to adopt 2025 Budget, and Appropriate Sums of Money (**enclosure**)

IV. DISTRICT MANAGER MATTERS

- A. Consider Approval of Renewal Property and Liability Coverage Schedule and Limits, Workers Compensation Coverage and SDA Membership (**enclosure**)
- B. Consider for Approval 2025 Landscape Contract with BrightView Landscape (**enclosure**)

**V. ADJOURN AS BOARDS OF COALTON METROPOLITAN DISTRICT AND
SUBDISTRICT NO. 1 OF THE COALTON METROPOLITAN DISTRICT**