

**NOTICE AND AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 5**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Hunters Overlook Metropolitan District No. 5 (the “District”), of the Town of Severance and County of Weld, Colorado, will hold a special meeting at 3:00 pm, or as soon thereafter as possible, on Friday November 15th, 2024, at the Redwood/Buckeye Room of the Windsor Recreation Center, 250 11th Street, Windsor, CO 80550, and by ZOOM and Teleconference as noted below. The meeting is being held for the purpose of addressing those matters set out in the agenda below as same may be amended at the time of the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: Friday November 15, 2024
Time: 3:00 pm (or as soon thereafter)
Location: Redwood/Buckeye Room of the Windsor Recreation Center, 250 11th Street, Windsor, CO 80550
ZOOM: [Zoom Meeting Link](#)
Call-in Number: (720) 707-2699
Meeting ID: 881 0326 8449
Passcode: 012013

AGENDA

BOARD OF DIRECTORS

Kyle Russell, President, (2023-2027)
Phillip Jenkins, Secretary & Treasurer (2022-2025)
James Armstrong, VP, Asst. Secretary & Treasurer (2023-2027)
Vacant, VP, Asst. Secretary & Treasurer (2025 – 2 year)
Vacant, VP, Asst. Secretary & Treasurer (2025)

1. Call to Order
2. Consider Approval of the Agenda and Meeting Location
3. Disclosure of Potential Conflicts of Interest
4. Discussion re board vacancies:
 - a. Consider Letters of Interest and appointments of candidates to vacancies on District Board(s)
 - b. Consider and Discuss Oaths of Office and Certificates of Appointment
 - c. Consider and Discuss Election of Officers
5. Public Comment (limited to three minutes per person)

6. Consider for Approval Minutes of the July 10, 2024 Special Meeting
7. Financial Items
 - a. Consider ratification of 2023 Audited Financial Statements
 - b. Consider approval of 2024 Audit Engagement Letter
 - c. Consider and Approve Financial Statements (to be reviewed with the proposed 2025 budget)
8. Budget Items
 - a. Public Hearing regarding 2024 Budget Amendment (if needed) and 2025 proposed Budget
 - b. Consider Approval of 2024 Budget Amendment Resolution (if needed)
 - c. Consider Approval of Resolution Adopting 2025 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2025
9. Legal Items
 - a. Consider Approval of 2025 Administrative Matters Resolution
 - b. Consider Approval of Resolution Calling 2025 Election
 - c. Consider Approval of Resolution re Colorado Open Records Act
 - d. Consider Approval of Resolution re Exclusion from Workers Compensation
 - e. Consider Ratification and Approval of 2023 Annual Report
 - f. Consider Updates to Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed
 - g. Consider Approval of Annual Engagement of District Consultants
 - h. Discuss Memo re: 2024 Legislative Updates
10. Manager's Items
 - a. Discussion re documents posted to district's website and accessibility requirements
 - b. Discussion re cumulation of costs pertaining to residential calls and emails; provide examples of such calls/emails
11. Director's Items
12. Other Business
13. Executive Session. Pursuant to Colorado Open Meeting Law §24-6-402(4) (to consult with or receive advice from attorney regarding specific legal items, if necessary)
14. Continuation/Adjournment

