

HUNTERS OVERLOOK METROPOLITAN DISTRICT NOS. 1 - 8
NOTICE OF SPECIAL MEETING AND AGENDA

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively the “Board”) of the Hunters Overlook Metropolitan District Nos. 1 – 8 (collectively, the “District”) of the Town of Severance, County of Weld, State of Colorado, will hold a coordinated special meeting at the time, date, and conference information below, for the purpose of conducting such business as listed in the attached agenda, and such other business as may come before the Boards. At such meeting the Board of Directors of Hunters Overlook Metropolitan District No. 7 will make a final determination concerning the issuance of general obligation indebtedness comprised of its Limited Tax General Obligation Bonds, Series 2021 the execution and delivery of a Capital Pledge Agreement and other documents necessary to complete the Series 2021 District No. 7 Bonds. Notice of the meeting has been duly posted per §§32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. The meeting is open to the public.

Due to the threat to health and safety posed by the COVID-19 pandemic, this meeting is being held by telephone. To attend, dial (720) 386-9023 and enter passcode 126412.

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Larry Buckendorf	President/Chairman	May 2023
Laira Ziegler	Secretary/Treasurer	May 2023
Darrell McAllister	Vice Chair, Assistant Secretary/Treasurer	May 2023
Joseph Schumacher	Vice Chair, Assistant Secretary/Treasurer	May 2022
Morgan Kidder	Vice Chair, Assistant Secretary/Treasurer	May 2022

DATE: November 18, 2021
TIME: 3:45 p.m. or as soon thereafter as possible
LOCATION: Via Telephone

1. Call to Order
2. Review and Consider Approval of the Agenda
3. Disclosure of Potential Conflicts of Interest, Acknowledge Oaths of Office, Declaration of Quorum, Director Qualifications
4. Review and Consider Approval of Minutes from the May 10, 2021 Special Meeting
5. Conduct Public Hearing on Delinquent Accounts; Consider Approval of Authorizing Resolution to Certify to Weld County for Collection with 2022 Property Taxes
6. Financial Matters
 - a. Consider Approval and Ratification of Claims
 - b. Consider Approval of Financial Statements (with proposed 2022 budgets)
 - c. Consider Approval and Ratification of 2020 Audits and/or Audit Exemptions
 - d. Consider Approval of 2021 Audit Engagement Letters
7. Conduct Public Hearings on 2021 Budget Amendments and Proposed 2022 Budgets
 - a. Public Hearing regarding the proposed amended 2021 Budgets, as needed.
 - b. Consider Adoption of Amended 2021 Budgets; Consider Approval of Resolutions to Adopt the 2021 Budgets, and Appropriate Sums of Money, as needed
 - c. Public Hearing regarding the proposed 2022 Budgets.
 - d. Consider Adoption of 2022 Budgets; Consider Approval of Resolutions to Adopt Budgets, Certify Mill Levies and Appropriate Sums of Money for the 2022 Fiscal Year

8. Legal Items
 - a. Consider Any Updates or Amendments to District Covenants and Guidelines (if necessary)
 - b. Consider Approval of Improvement Acquisition Agreement and Advance and Reimbursement Agreement for Capital Costs with SR Severance Investments, LLC for Severance Reserve Subdivision
 - c. Consider Approval of District Acceptance of Capital Improvements for Severance Reserve Subdivision
 - d. Consider Approval of Resolution of the Districts to Reimburse Capital Public Improvement Costs and Expenses Related to Severance Reserve Subdivision.
 - e. Consider Approval of District No. 7 Resolution consisting of:
 - i. Consideration and Approval of District No. 7 Authorizing Resolution Regarding the Issuance of General Obligation Debt consisting of its Limited Tax General Obligation Refunding Bonds Series 2021 in the aggregate principal amount of up to \$4,500,000 (collectively, the “2021 Bonds”) and including execution, issuance, and delivery of documents necessary to complete 2021 Bond transaction, and related documents including, but not limited to an Indenture of Trust, Capital Pledge Agreement (requiring the imposition of ad valorem property taxes for payment of the 2021 Bonds), Continuing Disclosure Agreement, Bond Purchase Agreement, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.
 - ii. Consider Approval and Ratification of Engagement of Bond Consultants and Financial Consultants for Issuance of the District No. 7 2021 Bonds.
 - f. Consider Approval of Agreement to Acquire Irrigation Facilities and Infrastructure between SR Severance Investments, LLC and the Board of Hunters Overlook Water Activity Enterprise (HOWAE)
 - g. Consider Approval of HOWAE regarding Acceptance of Non-Potable Irrigation System Improvements for Severance Reserve Subdivision
 - h. Consider Approval of Non-Potable Irrigation Water Service Agreement with Sunset Ridge Townhomes Subdivision Homeowners Association
 - i. Consider Resolution of HOWAE Concerning the Imposition of Extraterritorial Non-Potable Irrigation Water Fees
 - j. Consider Approval of 2022 Annual Administrative Matters Resolution, Updates to Transparency Notices, Updates to Developer Funding Agreements and Related Promissory Notes for Capital and Operations as necessary
 - k. Consider Approval of Exclusion from Workers Compensation Resolution
 - l. Consider Ratification of 2020 Annual Report.
 - m. Consider Approval of Resolution Calling the May 2022 Regular Election
 - n. Consider Approval of Any Updates to District Fee Resolutions.
 - o. Consider Annual Engagement of District Consultants for 2022
9. Management Items and Report
10. Director’s Items and Developer Updates
11. Other Business/Other Matters
12. Public Comments on Non-Agenda Items. Comments are limited to three (3) minutes per speaker.
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