

**HUNTERS OVERLOOK METROPOLITAN DISTRICT NO. 3**  
**NOTICE OF SPECIAL MEETING AND AGENDA**

**NOTICE IS HEREBY GIVEN** that the Board of Directors of the Hunters Overlook Metropolitan District No. 3, of the Town of Severance, County of Weld, State of Colorado, will hold a special meeting and public hearing 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 Board. 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.

**This meeting is being held by telephone. To attend, dial (720) 386-9023 and enter passcode 126412.**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Larry Buckendorf	President/Chairman	May 2027
Laira Ziegler	Secretary/Treasurer	May 2027
Joseph Schumacher	Vice Chair, Assistant Secretary/Treasurer	May 2025
Matthew Walter	Vice Chair, Assistant Secretary/Treasurer	May 2025
Vacant	Director	May 2025 (2-year)

**DATE: October 25, 2023**  
**TIME: 3:00 p.m. or as soon thereafter as possible**  
**LOCATION: Windsor Severance Fire Rescue (& via Teleconference – info above)**  
**9 Timber Ridge Parkway**  
**Severance, CO 80550**

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. Election of Officers
5. Consider appointment of candidate to vacant board position
6. Review and consider approval of Minutes from the May 1, 2023 Special Meeting
7. Financial Matters
  - a. Discussion regarding outstanding bonds, reimbursement agreement, promissory note(s) and payment status
  - b. Consider ratification of 2022 audited financial statements
  - c. Consider approval of audit engagement letter for 2023 audit services
  - d. Consider approval of financial statements (with proposed 2024 budget)
8. Conduct public hearing on 2023 Budget Amendment and 2024 Budget
  - a. Consider approval of 2023 budget amendment (if needed)
  - b. Consider adoption of 2024 budget; consider approval of resolution to adopt budget, certifying mill levy and appropriating expenditures (and impacts of Proposition HH)
9. Legal Items
  - a. Consider approval of 2024 annual administrative matters resolution
  - b. Consider updates to developer funding agreements and related promissory notes

- (as needed)
  - c. Consider ratification of 2022 annual report
  - d. Consider annual engagement of 2024 district consultants
  - e. Consider approval of resolution re ongoing exclusion of worker's compensation
  - f. Consider approval of any amendments to Residential Improvement Guidelines & Site Restrictions (RIGSR)
  - g. Consider approval of crime coverage policy
  - h. Consider amendments to website and website posting resolution:  
<https://homd.specialdistrict.org>
10. Management Update
    - a. New software system (eUnify – resident portal)
    - b. SDA – Membership obtained
    - c. Board member contact information and communications (emails)
    - c. Social media postings, response policy and how to address ongoing issues
    - d. Consider and Discuss District Website updates and policies and procedures
  11. Response to Residential Questions
    - a. Non-potable water system
    - b. Multiple district structure and powers that District No. 3 has
    - c. Title 32 (local government) vs. Title 38 (CCIOA – HOA's)
    - d. Refer to websites for additional information & public documents
    - e. Native grass mowing & maintenance
    - f. Elections – Refer to the Division of Local Government for general information
  12. Other Business/Other Matters
  13. Public Comments on Non-Agenda Items. Comments are limited to three (3) minutes per speaker.
  14. 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).
  15. Continuation/Adjournment