

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

**NOTICE IS HEREBY GIVEN** that the Boards of Directors (collectively the “Boards”) of the Hunters Overlook Metropolitan District Nos. 1 – 8 (collectively, the “Districts”) 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. 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 (650) 479-3208 and enter passcode 78436913.**

**District Nos. 1, 4, 7, 8 Board of Directors**

	<b><u>Office</u></b>	<b><u>Term</u></b>
Larry Buckendorf	President/Chairman	May 2023
Laira Ziegler	Secretary/Treasurer	May 2023
Darrell McAllister	V.P./Assist. Sec./Assist. Treas.	May 2023
Joseph Schumacher	V.P./Assist. Sec./Assist. Treas.	May 2025
Morgan Kidder	V.P./Assist. Sec./Assist. Treas.	May 2025

**District No. 2 Board of Directors**

	<b><u>Office</u></b>	<b><u>Term</u></b>
Larry Buckendorf	President/Chairman	May 2023
Laira Ziegler	Secretary/Treasurer	May 2023
Darrell McAllister	V.P./Assist. Sec./Assist. Treas.	May 2023
Joseph Schumacher	V.P./Assist. Sec./Assist. Treas.	May 2025
Nicholas McGraw	Director	May 2025

**District No. 3 Board of Directors**

	<b><u>Office</u></b>	<b><u>Term</u></b>
Larry Buckendorf	President/Chairman	May 2023
Laira Ziegler	Secretary/Treasurer	May 2023
Darrell McAllister	V.P./Assist. Sec./Assist. Treas.	May 2023
Joseph Schumacher	V.P./Assist. Sec./Assist. Treas.	May 2025
Matthew Walter	Director	May 2025

**District No. 5 Board of Directors**

	<b><u>Office</u></b>	<b><u>Term</u></b>
Larry Buckendorf	President/Chairman	May 2023
Laira Ziegler	Secretary/Treasurer	May 2023
Darrell McAllister	V.P./Assist. Sec./Assist. Treas.	May 2023
Matthew Caldwell	Director	May 2025
Phillip Jenkins	Director	May 2025

**District No. 6 Board of Directors**

	<b><u>Office</u></b>	<b><u>Term</u></b>
Larry Buckendorf	President/Chairman	May 2023
Laira Ziegler	Secretary/Treasurer	May 2023
Darrell McAllister	V.P./Assist. Sec./Assist. Treas.	May 2023
Joseph Schumacher	V.P./Assist. Sec./Assist. Treas.	May 2025
Gordon Coombes	Director	May 2025

**DATE: November 21, 2022**  
**TIME: 3:15 p.m. or as soon thereafter as possible**  
**LOCATION: Via Telephone as noted above**

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. Review and consider approval of Minutes from the November 18, 2021, February 2 and February 7, 2022 Special Meetings
- 6. Conduct public hearing on Delinquent Accounts; consider approval of authorizing Resolution to Certify to Weld County for collection with 2023 property taxes
- 7. Financial Matters
  - a. Consider approval and ratification of Claims
  - b. Consider approval of Financial Statements (with proposed 2023 budgets)
  - c. Consider approval and ratification of 2021 Audits and Audit Exemptions
  - d. Consider approval of 2022 Audit Engagement Letters
- 8. Conduct public hearings on 2022 Budget Amendments and Proposed 2023 Budgets
  - a. Review and Consider approval of Amended 2022 Budgets and Resolutions to Approve Amendments (if needed)
  - b. Review and Consider approval of 2023 Budgets, Resolutions to Adopt the 2023 Budgets, certifying mill levies and appropriating funds
- 9. Legal Items
  - a. Consider amendments to Residential Improvement Guidelines & Site Restrictions (RIGSR)
  - 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 2023 Annual Administrative Matters Resolution
  - f. Consider updates to Developer Funding Agreements and related Promissory Notes for Capital and Operations as necessary
  - g. Consider approval of ongoing Exclusion from Workers Compensation Resolution
  - h. Consider ratification of 2021 Annual Report.
  - i. Consider approval of Resolution Calling the May 2023 Regular Election
  - j. Consider approval of updates to district Fee Resolutions
    - Increase Enforcement Fines; clarify frequency (\$50, \$100 & \$200)
    - Implement Status letter preparation fee for property closings (\$75)
  - k. Consider annual engagement of district Consultants for 2023
- 10. Management Items and Report
  - a. Tree replacement & removal
  - b. Trash services & contract
  - c. Revised notice of non-compliance form
  - d. Closing proceedings update
  - e. Park restroom vandalisms (keys, codes and/or cameras?)
  - f. Increasing hostilities and threats from residents
- 11. Director's Items and Developer Updates
- 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