

HUNTERS OVERLOOK METROPOLITAN DISTRICT NOS. 1, 4 & 8
NOTICE OF COMBINED SPECIAL MEETING AND AGENDA

NOTICE IS HEREBY GIVEN that the Boards of Directors of the Hunters Overlook Metropolitan District Nos. 1, 4 & 8, of the Town of Severance, County of Weld, State of Colorado, will hold a combined 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 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 (720) 386-9023 and enter passcode 126412.

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

DATE: October 25, 2023
TIME: 2:00 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. Consider and Discuss Appointment of candidates to vacant board positions
5. Review and consider approval of Minutes from the May 1, 2023 Special Meeting
6. Conduct public hearing on Delinquent Accounts; consider approval of authorizing Resolution to Certify to Weld County for collection with 2024 property taxes
7. Financial Matters
 - a. Consider ratification of previous claims and approval of current claims
 - b. Discussion regarding outstanding bonds, reimbursement agreement, promissory note(s) and payment status
 - c. Consider ratification of 2022 audit exemption application (District No. 8) and 2022 audited financial statements (District Nos. 1 & 4)
 - d. Consider approval of audit engagement letters for 2023 audit services
 - e. Consider approval of financial statements (with proposed 2024 budget)
8. Conduct public hearings on 2023 Budget Amendments and 2024 Budgets
 - a. Consider approval of 2023 budget amendments (if needed)
 - b. Consider adoption of 2024 budgets; consider approval of resolutions to adopt budgets, certifying mill levies and appropriating expenditures (and any impact 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 2024 trash service contract
 - h. Consider approval of crime coverage policy for all residential districts
 - i. Consider amendments to website and website posting resolution:
<https://homd.specialdistrict.org>
10. Management Update
 - a. New software system (eUnify – resident portal)
 - b. SDA – Memberships obtained for all boards
 - c. Update on Comcast damages and payment status of reimbursement invoice
 - d. 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 (if necessary)
 - a. Consider and Discuss Non-potable water system and service
 - b. Multiple district structure and powers of Districts
 - c. Title 32 (local government) vs. Title 38 (CCIOA – HOA's)
 - d. Consider and Discuss District resources and websites for info & public documents
 - e. Consider and Discuss Native grass mowing & maintenance
 - f. Consider and Discuss District Elections – Division of Local Government Info.
12. Development & Infrastructure Update
13. Other Business/Other Matters
14. Public Comments on Non-Agenda Items. Comments are limited to three (3) minutes per speaker.
15. 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).
16. Continuation/Adjournment