

LEDGE ROCK CENTER COMMERCIAL METROPOLITAN DISTRICT

8390 E. Crescent Pkwy., Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

www.ledgerockcentercommercialmetrodistrict.com/

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, November 18, 2024

TIME: 11:00 a.m. or as soon thereafter as possible

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmlyZjA0ZjMtNmM4Ni00YjAyLTk4YTMtZDYxZGM3NmQ5YjUy%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22294eff39-c7d0-48c1-bc01-2bf9670aa52a%22%7d
Meeting ID: 242 531 717 830 Passcode: NMRUjt

To attend via telephone, dial 612-213-1012 and enter Conference ID: 428 695 235#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Amy Carroll	President	May, 2027
John Schlup	Secretary/Treasurer	May, 2027
Lucas Schlup	Vice President, Asst. Secretary Asst. Treasurer	May, 2027
Michel Schlup	Vice President, Asst. Secretary Asst. Treasurer	May, 2025
James Shipton	Vice President, Asst. Secretary	May, 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- E. Review and consider approval of minutes from the September 20, 2024 Regular Board meeting (enclosure).

- F. Consider adoption of the Resolution Regarding 2025 Annual Administrative Matters (enclosure).

II. FINANCIAL MATTERS

- A. Review and ratify approval of previous claims (enclosure).
- B. Review and consider acceptance of September 30, 2024 Unaudited Financial Statements and Cash Position Schedule (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget (enclosure).
- D. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Set Mill Levies (enclosure).
- E. Consider approval of engagement letter with BiggsKofford to perform Audit for 2024 (enclosure).

III. LEGAL MATTERS

- A. Consider approval of updates and extensions to Developer Funding Agreement and any updates to the District Promissory Notes (as necessary).
- B. Consider approval of annual engagement of District Consultants including cost verifier and District Engineer for capital public improvements costs constructed and installed on behalf of the District.
- C. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self- Nomination and Acceptance Forms are due by February 28, 2025. Discuss need for ballot issues and/or questions.
- D. Review and consider the adoption of Resolution Regarding Colorado Open Records Act Requests (enclosure).

IV. ENGINEERING MATTERS

V. MANAGER MATTERS

- A. Review and consider approval of Property and Liability Coverage renewal for 2025. Discuss changes needed to property schedule (if any) (enclosure).
- B. Consider Approval of Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board of Directors (enclosure).
- C. Consider renewal of Special District Association membership.
- D. Consider approval of CliftonLarsonAllen LLP Master Services Agreement and statement(s) of work for 2025 (enclosure).
- E. Authorize Board member or committee to work with district staff to transition website to ADA compliant hosting platform (enclosure).

VI. OTHER BUSINESS

- A. Confirm Regular meeting on December 16, 2024 at 11:00 a.m.

VII. ADJOURNMENT

The next regular meeting is scheduled for December 16, 2024 at 11:00 a.m.