

**LEDGE ROCK CENTER COMMERCIAL
METROPOLITAN DISTRICT (“DISTRICT”)**

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

www.LedgeRockCenterCommercialMetroDistrict.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	Monday, February 27, 2023
TIME:	12:00 p.m., or as soon thereafter as possible
LOCATION:	Microsoft Teams Videoconference
ACCESS:	<p>You can attend the meeting in any of the following ways:</p> <p>a. To attend via Microsoft Teams Videoconference: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGQyZDRmNWUtZDUxNy00MTE5LTk3NTQtM2M5ODljZDc1NTdm%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d</p> <p>b. To attend via telephone, dial 720-547-5281 and enter the following additional information: Meeting ID: 701 064 757#</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Amy Carroll	President	May, 2023
John Schlup	Secretary/Treasurer	May, 2023
Lucas Schlup	Vice President, Asst. Secretary/Asst. Treasurer	May, 2023
Michel Schlup	Vice President, Asst. Secretary/Asst. Treasurer	May, 2025
James Shipton	Vice President, Asst. Secretary/Asst. Treasurer	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 notice.
- 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 November 14, 2022 Special Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Approve and/or ratify approval of payment of claims in the amount of \$38,043.34 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position as of July 31, 2022, updated as of February 23, 2023 (enclosure).
- C. Review and consider approval of Cost Certification Report No. 3 through January 2023 by Ranger Engineering, LLC (enclosure).
- D. Discuss and consider approval of payment by District to Carson Development under the Sewer Construction Agreement and the Monument Construction Agreement, pursuant to Cost Certification Report No. 3.
- E. Ratify approval of Project Funding Requisition No. 3 under the Ledge Rock Water and Sewer Pipeline work Escrow Account (enclosure).
- F. Review proposals and consider approval of engagement for 2022 audit services:
 - a. BiggsKofford, P.C. (enclosure).
 - b. Haynie & Company (enclosure).
 - c. Wipfli LLP (enclosure).

III. LEGAL MATTERS

- A. Consider approval and ratification of First Amendment to the Ledge Rock Water and Sewer Pipeline Escrow Agreement (enclosure).
- B. Discuss and consider ditch realignment, easement and operations agreements regarding Home Supply Ditch.
- C. Discuss and consider approval of award of bid related to Ledge Rock Center Commercial Phase I Public Improvements – Evaluation and Recommendation for work Bid (Terra Forma) (enclosure).
- D. Discuss and consider approval of District Sanitary Sewer Offsite Contract (enclosure).
- E. Discuss and consider approval of District Sanitary Sewer Onsite Contract (enclosure).
- F. Discuss and consider approval of the Agreement for Public Street Crossing (Town Right of Way – Storm Sewer) between Ledge Rock Center, LLC, the Town of Johnstown, Colorado, and The Consolidated Home Supply Ditch and Reservoir Company (enclosure).
- G. Discuss and consider approval of the Agreement for Public Street Crossing (Payton Drive) between Ledge Rock Center, LLC, the Town of Johnstown, Colorado, and The Consolidated Home Supply Ditch and Reservoir Company (enclosure).
- H. Discuss and consider approval of the Agreement for Public Street Crossing (High Plains Boulevard) between Ledge Rock Center, LLC, the Town of Johnstown, Colorado, and The Consolidated Home Supply Ditch and Reservoir Company (enclosure).

IV. MANAGER MATTERS

V. DIRECTOR MATTERS

VI. OTHER BUSINESS

VII. 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.

VIII. ADJOURNMENT

Meetings are held as needed.