

DENVER CONNECTION WEST METROPOLITAN DISTRICT

P.O. Box 351929
3051 W. 105th Avenue
Westminster, Colorado 80031
Tel: 303-359-9330

<https://dcwmd.colorado.gov/>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Marc Robson
Jeff Hall
Tina Woodard
Shawn Hampleton
Vacant

Office:

President
Treasurer
Secretary
Assistant Secretary

Term/Expiration:

2023/May 2023
2025/May 2025
2023/May 2023
2025/May 2025
2023/May 2023

DATE: January 24, 2023
TIME: 6:00 P.M.
PLACE: Via Zoom

1. To attend via Zoom Videoconference, use the following link:

<https://us02web.zoom.us/j/85995085042?pwd=V21vTDNzWEYzekZkNnI4MWdWNWY2Zz09>

2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

- a. Meeting ID: 859 9508 5042**
- b. Passcode: 528454**

I. ADMINISTRATIVE MATTERS

A. Confirm quorum and present disclosures of potential conflicts of interest.

B. Approve agenda; confirm location of meeting, posting of meeting notices and designate 24-hour posting location.

C. Review and consider approval of November 22, 2022 Regular Meeting Minutes (enclosure).

- D. Discuss translation of District communications.

- E. Report from District/Community Management Transition Committee.

II. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda as Public Hearings. Comments will be limited to three (3) minutes.

III. OPERATIONS AND MAINTENANCE

- A. HUB and pool operations and staffing.
 - 1. Report on security services at the HUB and pool.

- 2. Discuss reservation software for the HUB.

IV. LEGAL MATTERS

- A. Discuss status of matters related to Park.
 - 1. Discussion regarding the Park improvements.
- 2. Discuss status of Term Sheet for an Intergovernmental Agreement Regarding Construction, Funding, Reimbursement and Acquisition of Park (Tract A, Avion at Denver Connection) with the City.

3. Discuss status of Letter Agreement with William Lyon Homes, Inc. regarding the construction and installation of public improvements on Tract A, Denver Connection West – Filing No. 1 (the Park).
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4. Discuss status of Subordinate General Obligation Bonds.
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B. Discuss status of matters related to the District’s Acquisition of Certain Property from William Lyon Homes, Inc.

1. Discuss status of Satisfaction and Termination of Operation Funding Agreement and Capital Funding Agreements between the District and William Lyon Homes, Inc.
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2. Discuss status of the Special Warranty Deed from William Lyon Homes, Inc. for Tracts B through H, inclusive, J through Z, inclusive, and Lot 1, Block 9, Denver Connection West – Filing No. 1, City and County of Denver, State of Colorado.
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C. Review and consider approval of Second Amendment to Resolution Regarding Colorado Open Records Act Requests (enclosure).

D. Discuss May 2, 2023 Regular Director Election and Call for Nominations (due by February 24, 2023).

V. FINANCIAL MATTERS

- A. Review and consider approval and/or ratification of the payment of claims (enclosure).
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- B. Review and consider acceptance of unaudited financial statements (enclosure).

- C. Conduct Public Hearing to consider amendment of the 2022 Budget and consider adoption of Resolution No. 2023-01-01; Resolution to Amend the 2022 Budget (enclosure).

VI. COVENANT ENFORCEMENT / DESIGN REVIEW

- A. Discuss Community Manager’s Report.

- 1. Discuss Violation Report.

- 2. Discuss covenant enforcement policies and procedures and amendments thereto.

- B. Architectural Review Committee (“ARC”)

- 1. Update from ARC.

- 2. Discuss unapproved architectural change.

- C. Social Committee

- 1. Update from Social Committee.

VII. OTHER BUSINESS

A. Other.

B. Work Session scheduled for Tuesday, February 28, 2023 at 6:00 p.m. via Zoom.

C. Next Regular meeting scheduled for March 28, 2023 at 6:00 p.m. via Zoom.

VIII. ADJOURNMENT
