

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 SPECIAL MEETING AND AGENDA

Board of Directors:

Jeff Hall
Tina Woodard
Shawn Hampleton
Vacant
Vacant

Office:

Treasurer
Secretary
Assistant Secretary

Term/Expiration:

2025/May 2025
2027/May 2025
2025/May 2025
2027/May 2025
2027/May 2025

DATE: August 22, 2023
TIME: 6:00 P.M.
PLACE: Via Zoom

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

<https://us06web.zoom.us/j/84548338055?pwd=Q05mRlIGNUhIOExQV3d3ZlVqUFlndz09>

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

- a. Meeting ID: 845 4833 8055**
- b. Passcode: 114144**

I. ADMINISTRATIVE MATTERS

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

B. Approve agenda; confirm location of meeting and posting of meeting notice.

C. Review and consider approval of July 25, 2023 Regular Meeting Minutes (enclosure).

II. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

III. LEGAL MATTERS

- A. Adjourn in executive session to receive legal advice pursuant to Sections 24-6-402(4)(a)(b) and (e), C.R.S., to receive legal advice related to negotiations regarding property acquisition matters.

- B. Discuss and consider approval of Letter Agreement between the District and William Lyon Homes, Inc., regarding the construction and installation of public improvements at the park to be located on Tract A, Denver Connection West – Filing No. 1 and related contributions from William Lyon Homes, Inc.

- C. Discuss and consider approval of Satisfaction and Termination of Operation Funding Agreement and Capital Funding Agreements between the District and William Lyon Homes, Inc.

- D. Discuss status of District’s Acquisition of Certain Property from William Lyon Homes, Inc.

IV. FINANCIAL MATTERS

- A. Discuss and consider approval of July/August 2023 Advance Request and Project Fund Requisition from the District’s Limited Tax (Convertible to Unlimited Tax) General Obligation Improvement Loan Series 2022A-2.

V. OPERATIONS AND MAINTENANCE

A. HUB and Pool Matters.

1. Discuss HUB and pool staffing.

- i. Review and consider approval of Change Order No. 1 to the Engagement Agreement for District Management, Community Management, Facilities Management and Landscaping Management Services between the District and Timberline District Consulting, LLC for an additional community / HUB manager.
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2. Discuss security services at the HUB and pool and consider approval of service agreements with ETG Systems, Inc. and United States Protective Service LLC.

3. Review, discuss and consider approval of the proposed Fourth Amended and Restated District Facilities Rules and Regulations.

B. Discuss process for engaging landscape providers and relation to warranty period for landscape improvements and re-plantings.

VI. OTHER BUSINESS

A. Next Regular meeting scheduled for Tuesday, September 26, 2023, at 6:00 p.m. via Zoom.

B. Work Session scheduled for Tuesday, October 24, 2023, at 6:00 p.m. via Zoom.

VII. ADJOURNMENT