

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

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Jeff Hall	President	2025/May 2025
Tina Woodard	Secretary	2027/May 2025
Shawn Hampleton	Treasurer	2025/May 2025
Vacant		2027/May 2025
Vacant		2027/May 2025

DATE: September 26, 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 and posting of meeting notice.

C. Review and consider approval of the August 22, 2023 Special Meeting Minutes and the September 5, 2023 and September 12, 2023 Work Session 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.
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III. FINANCIAL MATTERS

- A. Review and consider acceptance of unaudited financial statements for the period ending July 31, 2023, and Schedule of Cash Deposits and Investments dated July 31, 2023, updated as of September 11, 2023 (enclosure).
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- B. Review and consider approval and/or ratification of the payment of claims for the period of July 18, 2023 through September 14e, 2023 (enclosure).
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- C. Discuss and consider approval of September 2023 Advance Request and Project Fund Requisition from the District's Limited Tax (Convertible to Unlimited Tax) General Obligation Improvement Loan Series 2022A-2.
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IV. 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; and
 - Receive legal advice pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., to receive legal advice related to the facilities rules and regulations and potential social activities.
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- B. Discuss status of District's Acquisition of Certain Property from William Lyon Homes, Inc.
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- C. Review and consider approval of Task Order No. 2 under the Master Service Agreement for Design Services with Harris Kocher Engineering Group, Inc., a Colorado corporation, d/b/a Harris Kocher Smith.
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- D. Discuss Limited Property Tax Supported Special Revenue Bonds, Series 2023.
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- E. Discuss new legislation and Annual Meeting / Town Hall requirement.
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V. OPERATIONS AND MAINTENANCE

- A. HUB and Pool Matters.

- 1. Discuss HUB and pool staffing.

- i. Review and consider approval of an amendment to the scope of services and rates 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.
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- 3. Review, discuss and consider approval of the proposed Fourth Amended and Restated District Facilities Rules and Regulations.
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- B. Review proposal from Landtech Contractors, LLC (“Landtech”) for irrigation backflow installation and consider approval of Change Order No. 5 to Service Agreement for Landscape Maintenance Services between the District and Landtech, for said services (enclosure).
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- C. Review proposal from Landtech for 2023-2024 Snow Removal Services and consider approval of Change Order No. 3 to Service Agreement for Snow Removal Services between the District and Landtech, for said services (enclosure).

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

- E. Discuss 2024 Landscape Maintenance Services.

VI. COVENANT ENFORCEMENT / DESIGN REVIEW

- A. Community Manager’s Report (enclosure) / Violation Report.

- B. Update from Architectural Review Committee (“ARC”)

- C. Update from Social Committee

VII. OTHER BUSINESS

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

- B. Confirm quorum for next Regular meeting / 2024 Budget Hearing scheduled for Tuesday, November 28, 2023, at 6:00 p.m. via Zoom and direct publication of Notice of Annual Meeting as required under the Service Plan (publish 30-60 days prior to meeting).

VIII. ADJOURNMENT