AGENDA FOR THE COMBINED SPECIAL BOARD MEETINGS OF THE BOARDS OF DIRECTORS FOR REUNION METROPOLITAN DISTRICT, NORTH RANGE METROPOLITAN DISTRICT NO. 1, AND NORTH RANGE METROPOLITAN DISTRICT NOS. 2 - 5

DATE: Wednesday, August 26, 2015

TIME: 6:30 PM

PLACE: Reunion Recreation Center
17910 East Parkside Drive North
Commerce City CO 80022

Reunion Metropolitan District and North Range Metropolitan District Nos. 2-5 Boards of Directors	**Position**	**Term Expires**
Martin Zemcik	President	May 2018
Teresa G. Kershisnik	Vice President	May 2016
Scott Custer	Treasurer	May 2016
Jeffrey Kappes	Assistant Secretary	May 2018
Tim E. Roberts	Assistant Secretary	May 2016

North Range Metropolitan District No. 1 Board of Directors	**Position**	**Term Expires**
Travis Book	President	May 2018
Christian Widebeck	Vice President	May 2018
Martin Zemcik	Treasurer	May 2016
Teresa G. Kershisnik	Assistant Secretary	May 2016
Tim E. Roberts	Assistant Secretary	May 2016

1. CALL TO ORDER

RMD	*NRMD 1*	*NRMD 2-5*

2. DECLARATION OF QUORUM

RMD	*NRMD 1*	*NRMD 2-5*

3. PRESENT DISCLOSURES AND POTENTIAL CONFLICTS OF INTEREST

RMD	*NRMD 1*	*NRMD 2-5*

4. APPROVE AGENDA AND LOCATION OF MEETING

RMD	*NRMD 1*	*NRMD 2-5*

5. PUBLIC COMMENT

6. CONSENT AGENDA

A. Approve Minutes of the May 5, 2015 Combined Regular Board Meetings (enclosed) PAGE 1

RMD	*NRMD 1*	*NRMD 2-5*

B. Consider Reunion Homeowners Association Tribunal Recommendations (NONE)

RMD ONLY

C. Ratify Approval of Claims for the period beginning 05/06/15 and ending 08/07/15 (enclosed) PAGE 6

RMD	*NRMD 1*	*NRMD 2-5*

7. DEBT AND BOND MATTERS

A. Discussion of potential refinancing of 2007 Bonds

NRMD 1 ONLY

B. Discussion and consideration of engagement letter from D. A. Davidson for proposed refinancing of existing debt (enclosed) PAGE 9

NRMD 1 ONLY

C. Discussion and consideration of engagement letter from Butler Snow LLP for proposed refinancing of existing debt (enclosed) PAGE 11.

NRMD 1 ONLY

8. FINANCIAL MATTERS

A. Consider Acceptance of June 30, 2015 Unaudited Financial Statements (enclosed) Reunion – PAGE 19, NRMD 1 – PAGE 29, NRMD 2 - PAGE 38

RMD	*NRMD 1*	*NRMD 2-5*

B. Determine date, time, and place for 2016 Budget Workshop Meeting.

RMD	*NRMD 1*	*NRMD 2-5*

9. ITEMS FROM DISTRICT STAFF AND MANAGEMENT

A. Reunion HOA Manager Report (enclosed) PAGE 46

1. Covenant Violations Update (enclosed) PAGE 47

2. Status of Delinquencies and Collections Actions (enclosed) PAGE 50

B. Rec Center Operations Manager Report (enclosed) PAGE 53

1. Update on progress of swimming pool repairs and YMCA activities related to faulty 2014 winterization

2. Update on upcoming programs, events, and other general matters

C. Parks and Irrigation Manager Report (enclosed) PAGE 58

1. Update on completion of capital projects and general condition of property

2. Water Consumption Report (to be distributed separately)

D. District Manager Report (enclosed) PAGE 60

1. Update on status of underdrain maintenance issues

2. Update on progress of Commerce City projects – Tower Road widening and T-88 Drainage

10. LEGAL MATTERS

A. Discussion of Mill Levy Equalization Agreement among the Districts.

RMD	*NRMD 1*	*NRMD 2-5*

11. DEVELOPMENT AND INFRASTRUCTURE

A. Discussion and consideration of proposal from JR Engineering to prepare Engineering and Construction Plans for Reunion Phase 3D Infrastructure for Filing #26 and Reunion Villages 6D, 4B-1 and 4B-2 (enclosed) PAGE 61.

RMD ONLY

12. ADJOURNMENT

RMD	*NRMD 1*	*NRMD 2-5*

The next regular meeting of Reunion Metropolitan District, North Range Metropolitan District No. 1 and North Range Metropolitan District Nos. 2-5 will be
Tuesday, November 10, 2015, 6:30 PM
Reunion Recreation Center
17910 East Parkside Drive North, Commerce City, CO 80022