

**AGENDA**  
**REGULAR BOARD OF DIRECTORS MEETING**  
**REUNION METROPOLITAN DISTRICT**

**DATE:** Tuesday, August 2, 2016  
**TIME:** 6:30 PM  
**PLACE:** Reunion Recreation Center  
17910 East Parkside Drive North  
Commerce City CO 80022

<b>Board of Directors</b>	<b>Position</b>	<b>Term Expires</b>
Jeffrey Kappes	President	May 2018
Teresa G. Kershnik	Vice President	May 2020
Scott Custer	Treasurer	May 2020
Martin Zemcik	Assistant Secretary	May 2018
Tim E. Roberts	Assistant Secretary	May 2020

**1. CALL TO ORDER**

---

**2. DECLARATION OF QUORUM**

---

**3. PRESENT DISCLOSURES AND POTENTIAL CONFLICTS OF INTEREST**

---

**4. APPROVE AGENDA AND LOCATION OF MEETING**

---

**5. PUBLIC COMMENT**

---

**6. CONSENT AGENDA**

A. Review and Approve Minutes of the May 25, 2016 Special Combined Districts Board Meeting and Minutes of the July 26, 2016 Reunion Metropolitan District Board Meeting (enclosed) PAGE

---

B. Review and Accept Reunion Appeals Tribunal Recommendations (enclosed) PAGE

---

C. Review and Approve Proposal from Shea Homes Limited Partnership to convey ownership of certain tracts to Reunion Metropolitan District, more specifically described as Tract D, Reunion Filing No. 17; Tracts A and B, Reunion Filing No. 19 3<sup>rd</sup> Amendment; Tracts A, B, C, D, E, and F, Reunion Filing No. 22; Tracts A and C, Reunion Filing No. 23; and Tract B, Reunion Filing No. 23 Amendment No. 1 and approve Special Warranty Deed (enclosed) PAGE

---

- D. Review and Approve a request from the City of Commerce City regarding cost participation for construction of utility crossings and other improvements in conjunction with the Tower Road Widening Project in the approximate amount of \$260,000 subject to review of any agreement by District Counsel (enclosed) PAGE
- 

- E. Review and Accept District Counsel's recommendation regarding delinquent WBATW Account # 938.0005 as determined in Executive Session of July 26, 2016 (no enclosure).
- 

## **7. FINANCIAL MATTERS**

- A. Review and Consider Ratification of Claims for the period beginning May 26, 2016 and ending July 29, 2016 (enclosed) PAGE
- 

- B.. Review and Consider Acceptance of the June 30, 2016 Unaudited Draft Financial Statement (enclosed) PAGE
- 

## **8. STAFF AND CONSULTANT REPORTS**

- A. Reunion HOA Manager Report
    - 1. Updates on Covenant Enforcement, ARC status, and Collections Status (enclosed) PAGE
- 

- B. District Manager Report
    - 1. Review revised report on Capital Improvement Estimates for 2017 (enclosed) PAGE
- 

## **9. LEGAL MATTERS**

- A. Discuss and Consider Approval of an updated Infrastructure Acquisition and Reimbursement Agreement to be used on new capital improvements and construction projects (to be distributed separately)
- 

## **10. CONSTRUCTION AND CAPITAL PROJECTS**

- A. Review and Consider Approval of a request from Shea Homes Limited Partnership for construction of landscaping and lighting for Reunion Phase 3D (Phase 1) in the approximate amount of \$850,802, to be completed in 2016, in accordance with the terms of an Infrastructure Acquisition and Reimbursement Agreement (enclosed) PAGE
-

- B. Review and Consider Approval of a Proposal from J R Engineering in the amount of \$120,927 to provide engineering design and construction plans for Filing #34 / Reunion Villages 10-H and 10-I, located between 104<sup>th</sup> Avenue and 100<sup>th</sup> Avenue, and between Walden Road and Tower Road (enclosed) PAGE
- 

**11. OTHER**

- A. Consider scheduling a date in early October for a Budget Work Session.
- 

**12. ADJOURNMENT**

---

**The next regular meeting of the Reunion Metropolitan District  
Is scheduled for November 1, 2016, 6:30 PM  
Reunion Recreation Center, 17910 East Parkside Drive North, Commerce City CO 80022**

**AGENDA**  
**REGULAR MEETING of the BOARD OF DIRECTORS**  
**for NORTH RANGE METROPOLITAN DISTRICT NO. 1**

**DATE:** Tuesday, August 2, 2016  
**TIME:** 6:30 PM  
**PLACE:** Reunion Recreation Center  
17910 East Parkside Drive North  
Commerce City CO 80022

<b>Board of Directors</b>	<b>Position</b>	<b>Term Expires</b>
Travis Book	President	May 2018
Michael Scanlon	Vice President	May 2018
Teresa G. Kershnik	Treasurer	May 2020
Jeffrey Kappes	Assistant Secretary	May 2020
Tim E. Roberts	Assistant Secretary	May 2020

**1. CALL TO ORDER**

---

**2. DECLARATION OF QUORUM**

---

**3. PRESENT DISCLOSURES AND POTENTIAL CONFLICTS OF INTEREST**

---

**4. APPROVE AGENDA AND LOCATION OF MEETING**

---

**5. PUBLIC COMMENT**

---

**6. CONSENT AGENDA**

- A. Review and Approve Minutes of the May 25, 2016 Special Combined Districts Board Meeting (enclosed) PAGE
- 

**7. FINANCIAL MATTERS**

- A. Review and Consider Acceptance of the June 30, 2016 Unaudited Draft Financial Statement (enclosed) PAGE
- 

**8. OTHER**

- A. Consider scheduling a date in early October for a Budget Work Session.
-

## **9. ADJOURNMENT**

---

**The next regular meeting of the North Range Metropolitan District No. 1  
Is scheduled for November 1, 2016, 6:30 PM  
Reunion Recreation Center, 17910 East Parkside Drive North, Commerce City CO 80022**

**AGENDA**  
**REGULAR MEETING of the BOARD OF DIRECTORS**  
**for NORTH RANGE METROPOLITAN DISTRICT NO. 2**

**DATE:** Tuesday, August 2, 2016  
**TIME:** 6:30 PM  
**PLACE:** Reunion Recreation Center  
17910 East Parkside Drive North  
Commerce City CO 80022

<b>Board of Directors</b>	<b>Position</b>	<b>Term Expires</b>
Jeffrey Kappes	President	May 2018
Teresa G. Kershnik	Vice President	May 2020
Scott Custer	Treasurer	May 2020
Martin Zemcik	Assistant Secretary	May 2018
Tim E. Roberts	Assistant Secretary	May 2020

**1. CALL TO ORDER**

---

**2. DECLARATION OF QUORUM**

---

**3. PRESENT DISCLOSURES AND POTENTIAL CONFLICTS OF INTEREST**

---

**4. APPROVE AGENDA AND LOCATION OF MEETING**

---

**5. PUBLIC COMMENT**

---

**6. CONSENT AGENDA**

- A. Review and Approve Minutes of the May 25, 2016 Special Combined Districts Board Meeting and Minutes of the July 26, 2016 North Range Metropolitan District No. 2 Board Meeting (enclosed) PAGE
- 

**7. DEBT AND BOND MATTERS**

- A. Review and Consider Approval of Engagement Letter from D. A. Davidson for the purpose of investigating proposed refinancing of District debt (enclosed) PAGE
-

**8. FINANCIAL MATTERS**

- A. Review and Consider Acceptance of the June 30, 2016 Unaudited Draft Financial Statement (enclosed) PAGE
- 

**9. OTHER**

- A. Consider scheduling a date in early October for a Budget Work Session.
- 

**10. ADJOURNMENT**

---

**The next regular meeting of the North Range Metropolitan District No. 2  
Is scheduled for November 1, 2016, 6:30 PM  
Reunion Recreation Center, 17910 East Parkside Drive North, Commerce City CO 80022**

**AGENDA**  
**REGULAR MEETING of the BOARDS OF DIRECTORS**  
**for NORTH RANGE METROPOLITAN DISTRICT NOS. 3 - 5**

**DATE:** Tuesday, August 2, 2016  
**TIME:** 6:30 PM  
**PLACE:** Reunion Recreation Center  
17910 East Parkside Drive North  
Commerce City CO 80022

<b>Boards of Directors</b>	<b>Position</b>	<b>Term Expires</b>
Jeffrey Kappes	President	May 2018
Teresa G. Kershnik	Vice President	May 2020
Scott Custer	Treasurer	May 2020
Martin Zemcik	Assistant Secretary	May 2018
Tim E. Roberts	Assistant Secretary	May 2020

**1. CALL TO ORDER**

---

**2. DECLARATION OF QUORUM**

---

**3. PRESENT DISCLOSURES AND POTENTIAL CONFLICTS OF INTEREST**

---

**4. APPROVE AGENDA AND LOCATION OF MEETING**

---

**5. PUBLIC COMMENT**

---

**6. CONSENT AGENDA**

- A. Review and Approve Minutes of the May 25, 2016 Special Combined Districts Board Meeting (enclosed) PAGE
- 

**8. OTHER**

- A. Consider scheduling a date in early October for a Budget Work Session.
- 

**9. ADJOURNMENT**

---



**The next regular meeting of the North Range Metropolitan District Nos. 3 - 5  
is scheduled for November 1, 2016, 6:30 PM  
Reunion Recreation Center, 17910 East Parkside Drive North, Commerce City CO 80022**