

**NOTICE OF THE SPECIAL MEETING & AGENDA  
OF THE BOARD OF DIRECTORS OF  
WESTERLY CREEK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Westerly Creek Metropolitan District, City and County of Denver, Colorado will be held at 7350 East 29<sup>th</sup> Avenue, Suite 200, Denver, Colorado, on Wednesday, November 28, 2018 at 1:00 P.M. The meeting is open to the public.

**Board of Directors**

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Katie Dell, Chair	Term to May 2020
Tim Thornton, Vice Chairman	Term to May 2022
Justin Ross, Secretary/Treasurer	Term to May 2020
Tom Downey, Assistant Secretary	Term to May 2022
David Ungemah, Assistant Secretary	Term to May 2020

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**1. ADMINISTRATIVE MATTERS**

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

**2. PUBLIC COMMENT** (Items not on the Agenda; Comments limited to three minutes per person)

**3. CONSENT AGENDA** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered in the regular agenda).

- a. Approval of Minutes from October 17, 2018 Regular Meeting (**enclosure**)
- b. Adoption of Resolution No. 2018-11-01: 2019 Annual Administrative Resolution (**enclosure**)
- c. Approval of Updated Engagement Letter with White Bear Ankele Tanaka & Waldron for General Counsel Services (**enclosure**)
- d. Approval of Engagement Letter with Simmons & Wheeler for Accounting Services (**to be distributed**)
- e. Acceptance of Unaudited Financial Statements as of September 30, 2018 and October 31, 2018 (**enclosures**)

**4. SDC UPDATE**

**5. FINANCIAL MATTERS**

- a. Conduct Public Hearing on 2018 Amended Budget and Adoption of Resolution No. 2018-11-02 (**enclosure**)
- b. Conduct Public Hearing on 2019 Budget and Adoption of Resolution No. 2018-11-03: Adopting Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)

**6. LEGAL MATTERS**

**7. DEVELOPMENT UPDATES**

**8. MATTERS RELATED TO PARK CREEK METROPOLITAN DISTRICT** (Executive Session, if necessary--§§24-6-402(4)(b) and (e), C.R.S.)

- a. Updates from Park Creek Metropolitan District
  - i. Discuss Proposed Transition Plan – Requirements and Timing
- b. Discussion of Park Creek Metropolitan District 2018 Bond Issuance
  - i. Review Park Creek Metropolitan District Financial Model (**enclosure**)
  - ii. Consider Approval of General and No-Litigation Certificate and Related Documents for Bond Issuance and Authorize the Chair to Execute and Deliver the Same (**enclosure**)
- c. Discuss Volunteers for Attendance at Next Park Creek Metropolitan District Meeting

**9. EXECUTIVE SESSION** regarding determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, instructing negotiators and matters subject to legal advice (§§ 24-6-402 (4)(b) and (e), C.R.S.) regarding legal services and related matters.

**10. OTHER BUSINESS**

**11.** Next meeting:

**12. ADJOURNMENT**