

**HAWTHORN METROPOLITAN DISTRICT NOS. 1 & 2**  
REGULAR MEETING  
5740 Olde Wadsworth Boulevard  
Arvada, Colorado 80002  
February 1, 2016  
2:00 PM

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Christopher Elliot, President	Term to May 2018
C. Regan Hauptman, Vice President	Term to May 2016
P. Ron Hauptman, Treasurer	Term to May 2016
Matthew Cavanaugh, Secretary	Term to May 2016
Corey Elliott, Assistant Secretary	Term to May 2018

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**AGENDA**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures
3. Approve Agenda
4. Public Comment - Members of the public may express their views to the Board(s) on matters that affect the District(s) on items not otherwise on the agenda. Comments will be limited to three (3) minutes.
5. Approval of Minutes from the December 7, 2015 Special Meeting (**enclosure**)
6. Legal Matters
  - a. Consider Adoption of Resolution Designating Districts' 24-Hour Posting Location (**enclosure**)
  - b. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract A) (**enclosure**)
    - i. Consider Approval of Bill of Sale (Tract A)
    - ii. Consider Approval of Affidavit and Indemnification Agreement (Tract A)
  - c. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract B) (**enclosure**)
    - i. Consider Approval of Bill of Sale (Tract B)
    - ii. Consider Approval of Affidavit and Indemnification Agreement (Tract B)
  - d. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract C) (**enclosure**)
    - i. Consider Approval of Bill of Sale (Tract C)
    - ii. Consider Approval of Affidavit and Indemnification Agreement (Tract C)
  - e. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract D) (**enclosure**)

- i. Consider Approval of Bill of Sale (Tract D)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract D)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract D)
- f. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract E) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract E)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract E)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract E)
- g. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract F) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract F)
  - ii. Consider Approval of Affidavit and Indemnification Agreement (Tract F)
- h. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract G) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract G)
  - ii. Consider Approval of Affidavit and Indemnification Agreement (Tract G)
- i. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract H) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract H)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract H)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract H)
- j. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract I) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract I)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract I)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract I)
- k. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract J) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract J)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract J)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract J)
- l. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract K) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract K)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract K)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract K)

- m. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract L) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract L)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract L)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract L)
- n. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract M) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract M)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract M)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract M)
- o. Discuss and Consider Adoption of Resolution Regarding Initial Acceptance and Acquisition of Public Improvements as Acknowledged and Consented to by Hawthorn Development, Inc. (Tract N) (**enclosure**)
  - i. Consider Approval of Bill of Sale (Tract N)
  - ii. Consider Approval of Special Warranty Deed from Lennar Colorado, LLC (Tract N)
  - iii. Consider Approval of Affidavit and Indemnification Agreement (Tract N)
- p. Discuss and Consider Assignment and Delegation of Easement Deed (Trail) from District No. 1 to District No. 2 (**enclosure**)
- q. Discuss and Consider Assignment and Delegation of Easement Deed (Drainage) from District No. 1 to District No. 2 (**enclosure**)
- r. Discuss and Consider Assignment of Intergovernmental Agreement between District No. 1 and North Table Mountain Water and Sanitation District dated November 13, 2012 to District No. 2 (**enclosure**)
- s. Discuss and Consider Assignment of Subsurface Groundwater Collection System Maintenance Plan between District No. 1 and Lennar Colorado, LLC dated January 22, 2013 to District No. 2 (**enclosure**)
- t. Discuss and Consider Assignment of Enforcement Authority under Covenants and Restrictions of Hawthorn from Golden Peaks, LLC to District No. 2 (**enclosure**)
- u. Discuss and Consider Repeal of Prior Approval of Independent Contractor Agreement with Metco Landscape, Inc., dated November 3, 2014, for Snow Removal Services
- v. Discuss Landscape Maintenance Agreement with Golden Peaks, LLC
- w. Discuss Residential Improvement Guidelines and Site Restrictions (District No. 2) (**enclosure**)
- x. Discuss and Consider Adoption of Resolution Adopting the Rules and Regulations of District No. 2 (**enclosure**)
- y. Discuss and Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents (District No. 2) (**enclosure**)

## 7. Financial Matters

- a. Unaudited Financial Report/Claims Payable (**enclosures**)
- b. Other Financial Matters

8. Construction Matters

9. Management Update

10. Other Business

11. Next Meeting

12. Adjourn