

SPECIAL MEETING
ESTANCIA METROPOLITAN DISTRICT
6800 South Liverpool Street, Suite A
Aurora, Colorado
October 11, 2017
1:00 P.M.

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| Harvey Alpert, President | Term to May 2020 |
| Carol Bransfield, Secretary/Treasurer | Term to May 2020 |
| Rodney Alpert, Assistant Secretary | Term to May 2020 |
| Kevin T.K. Sullivan Assistant Secretary | Term to May 2018 |
| Jason Dassinger, Assistant Secretary | Term to May 2018 |

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosure
3. Approval of Agenda
4. Public Comment (Items Not on the Agenda)
5. **Consent Agenda Items** (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 the May 11, 2017 Special Meeting (**enclosure**)
 - b. Adoption of Resolution No. 2017-10-01: 2018 Administrative Matters Resolution (**enclosure**)
 - c. Consider Adoption of Resolution No. 2017-10-02: Resolution Calling Election (**enclosure**)
 - d. Consider Approval of Amended and Restated Public Records Request Policy (**enclosure**)
 - e. Consider Approval of Resolution No. 2017-10-03: Regarding Policies, Procedures and Penalties for the Enforcement of Governing Documents (**enclosure**)
 - f. Consider Approval of Ninth Amendment to Funding and Reimbursement Agreement with Estancia 80, LLC (**enclosure**)
 - i. Consider Issuance of Promissory Note to Estancia 80, LLC (**enclosure**)
 - g. Review and Consider Approval of Payables (May 11, 2017 – October 11, 2017) (9,956.86) (**enclosure**)
 - h. Consider Ratification of Payment of Claims (\$26,545.44) (**enclosure**)
 - i. Consider Acceptance of Financial Statements as of June 30, 2017 (**enclosure**)

- j. Approval and Renewal of Consultant Agreements for 2018 Services (copies of full agreements available upon request; no changes in fees proposed unless otherwise noted):
 - i. Summit Management & Consulting Services, LLC for District Management Services
 - ii. Summers and Associates, LLC for Construction Management Services
 - iii. Simmons & Wheeler, P.C. for Accounting Services
 - iv. WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, for General Counsel Services
 - v. Keesen Landscape Management, Inc., for Landscape Maintenance Services
 - vi. Todd Companies, Inc., for Septic System Inspection and Reporting Services
 - vii. Church Onsite Wastewater Consultants for Onsite Wastewater Treatment Engineering Services
 - viii. @ Yur Service, LLC for Handyman Maintenance Services
- k. Approval of Independent Contractor Agreement with Keesen Enterprises for Snow Removal Services for 2017-2018 Winter Season (**enclosure**)
6. Financial Matters
 - a. Conduct Public Hearing on 2018 Budget and Adoption of Resolution No. 2017-10-04 Adopting 2018 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)
7. Legal Matters
8. District Manager Report (**Enclosure**—Management Report)
 - i. Update on Finished and Landscaped Homes
 - ii. Update on Landscaping of 6963 South Espana Way
 - iii. Discuss Dumping of Construction Materials on Vacant Lots
 - iv. Consider Proposal from Keesen for Holiday Lights (**enclosure**)
 - v. Discuss Landscape Architect Services and Consider Proposal for Same (**enclosure**)
 - vi. Discuss Damage to Sidewalk and Landscaping by Street Widening Project
9. Construction Update
10. Other Business
 - a. Next Regular Meeting—October 10, 2018 at 1:00 P.M. (Budget Hearing)
11. Adjournment