

MOUNTAIN SHADOWS METROPOLITAN DISTRICT

SPECIAL MEETING

8820 Ellis St.

Arvada, Colorado

Monday, December 4, 2017

3:30 P.M.

Steve Roboff, President	Term to May 2018
Chris Elliott, Vice President	Term to May 2020
Regan Hauptman, Treasurer	Term to May 2020
Matt Cavanaugh, Secretary	Term to May 2018
Paul Ron Hauptman, Assistant Secretary	Term to May 2020

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. Please sign in.
5. Consent Agenda
 - a. Approval of Minutes from the September 11, 2017 Meeting (**enclosure**)
 - b. Adoption of 2018 Annual Administrative Resolution (**enclosure**)
 - c. Approval of Amended and Restated Public Records Request Policy (**enclosure**)
 - d. Approval of Property and Liability Schedule and Limits and Renewal of SDA Membership (**enclosure**)
 - e. Ratification of Bond Disbursement Request No. 2 pursuant to the Escrow Agreement with Jefferson Center Metropolitan District No. 1 dated March 10, 2017 (**enclosure**)
 - f. Approval of 2013 and 2016 Reserve Studies (**enclosure**)
 - g. Consider Approval of Funding and Reimbursement Agreement (O&M) with Whisper Creek Two, LLC for 2017 Advances (**enclosure**)
 - h. Ratify Acceptance of Cost Verification from EVO Consulting Services, Inc. for Reimbursement to Alkire Investments, LLC in the amount of \$4,706,065.43 dated April 27, 2009 pursuant to the Facilities Acquisition Agreement between the District and Alkire Investments, LLC dated November 28, 2006 as reflected in the District's minutes from June 23, 2009 and as such reimbursements are now due to WCH Investments, LLC. pursuant to the Facilities Funding and Acquisition Agreement dated January 25, 2011 (**enclosure**)
 - i. Acceptance of Cost Verification from EVO Consulting Services, Inc. for Reimbursement to Alkire Investments, Inc. in the amount of \$4,839,873.48 dated October 22, 2010 pursuant to the Facilities Acquisition Agreement between the District and Alkire Investments, LLC dated November 28, 2006 and as such reimbursements are now due to WCH Investments, LLC. pursuant to the Facilities Funding and Acquisition Agreement dated January 25, 2011 (**enclosure**)
 - j. Acceptance of Cost Verification from EVO Consulting Services, Inc. for Reimbursement to Alkire Investments, Inc. in the amount of \$441,243.98 dated October 23, 2010 pursuant to the Facilities Acquisition Agreement between the District and Alkire Investments, LLC and as such reimbursements are now due to WCH Investments, LLC. pursuant to the Facilities Funding and Acquisition Agreement dated January 25, 2011 (**enclosure**)

- k. Acceptance of Cost Verification from EVO Consulting Services, Inc. for Reimbursement to Alkire Investments, Inc. in the amount of \$2,104,347.31 dated October 29, 2010 pursuant to the Facilities Acquisition Agreement between the District and Alkire Investments, LLC and as such reimbursements are now due to WCH Investments, LLC. pursuant to the Facilities Funding and Acquisition Agreement dated January 25, 2011 (**enclosure**)
 - l. Approval of Second Amendment to Independent Contractor Agreement with Long Corporation d/b/a Poop 911 for 2018 Dog Waste Removal Services (**enclosure**)
 - m. Approval of Second Amendment to Independent Contractor Agreement with Aqua Sierra, Inc. for 2018 Pond Management Services (**enclosure**)
 - n. Approval of Second Amendment to Independent Contractor Agreement with Keesen Landscape Management, Inc. for 2018 Landscaping Services (**enclosure**)
 - o. Approval of First Amendment to Independent Contractor Agreement with Keesen Landscape Management, Inc. for 2017/2018 Snow Removal Services (**enclosure**)
 - p. Approval of Independent Contractor Agreement with Waste Management for Port-a-Potty (**enclosure**)
6. Legal Matters
- a. Consider Adoption of Resolution Calling May 2018 Election (**enclosure**)
7. Facilities/Management
- a. Manager Update
 - b. 2018 Management
 - i. Discuss Management Interview Results
 - ii. Consider Approval of 2018 Independent Contractor Agreement (District Management Services) with Stillwater Community Management, LLC (**enclosure**)
8. Financial Matters
- a. Financial Report/Claims Payable (**enclosures**)
 - b. Conduct 2018 Budget Hearing and Consider Adoption of Resolution to Adopt 2018 and Set Mill Levies (**enclosure**)
 - c. Conduct 2017 Budget Amendment Hearing and Consider Adoption of Resolution to Amend 2017 Budget (**enclosure**)
 - d. Consider Engagement of Barnes Griggs & Associates, P.C. to Perform 2017 Audit (**enclosure**)
 - e. 2018 Bond Matters:
 - i. Presentation from Committee
 - ii. Discuss Potential Issuance of Junior Subordinate Limited Tax Bonds, Series 2018C-1 in the estimated amount of \$1,351,000 and Subordinate Special Revenue Bonds, Series 2018C-2 in the estimated amount of \$3,260,000 for

the purpose of financing additional project costs (together, the “**2018C Bonds**”)

- iii. Consider Engagement of Sherman & Howard as District Disclosure Counsel for the 2018C Bonds (**enclosure**)
- iv. Consider Engagement of D.A. Davidson & Co. as Underwriter for the 2018C Bonds (**enclosure**)
- v. Consider Engagement of Kutak Rock as Bond Counsel for the 2018C Bonds (**enclosure**)
- vi. Consider Approval of Fee Disclosure for the 2018C Bonds of White Bear Ankele Tanaka & Waldron (**enclosure**)
- vii. Consider Approval of the Term Sheets regarding the 2018C Bonds (**to be distributed**)

f. Other Financial Matters

9. Other Business

10. Adjourn