

HESS RANCH METROPOLITAN DISTRICT NOS. 1-3
JOINT SPECIAL MEETING
7353 S. Alton Way, Suite A100
Englewood, Colorado
April 26, 2019
3:30 P.M.

Christian Matt Janke, President	Term to May 2018
Chris Elliott, V.P./Treasurer	Term to May 2018
Corey Elliott, Secretary	Term to May 2020
VACANT	Term to May 2020
VACANT	Term to May 2020

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Appointment of Director and Administer Oath of Office
 - a. Election of Officers
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
6. Consent Agenda
 - a. Approve Minutes from November 1, 2018 regular meeting (**enclosure**)
 - b. Approve 2018 Annual Report (**enclosure**)
 - c. Ratify 2018 Audit Exemption Applications (**enclosure**)
 - d. Ratify License Agreement between District No. 3 and HR935, LLC (**enclosure**)
 - e. Ratify Independent Contractor Agreement between District No. 1 and Ranger Engineering, LLC (**enclosure**)
7. Legal Matters
 - a. Consider Approval of Amended and Restated Consolidated Service Plan (**enclosure**)
 - b. Authorize Execution of Petition for Exclusion of Property owned by District No. 1 from the boundaries of District No. 1 (**enclosure**)
 - c. Authorize Execution of Petition for Inclusion of Property owned by District No. 1 into the boundaries of District No. 2 (**enclosure**)
 - d. Conduct Public Hearings and Consider Adoption of Resolutions and Orders Regarding the Inclusion of Real Property into District No. 2 owned by the following entities (**enclosures**):
 - i. Taylor Morrison of Colorado, Inc.
 - ii. TRI Pointe Homes, Inc.
 - iii. Polestar Hess Ranch, LLC
 - iv. Hess Ranch Metropolitan District No. 1
 - v. HR935, LLC
 - vi. Trails at Crowfoot Master Association, Inc.

- e. Conduct Public Hearings and Consider Adoption of Resolutions and Orders Regarding the Exclusion of Real Property from District No. 1 owned by the following entities (**enclosures**):
 - i. Taylor Morrison of Colorado, Inc.
 - ii. TRI Pointe Homes, Inc.
 - iii. Polestar Hess Ranch, LLC
 - iv. Hess Ranch Metropolitan District No. 1
 - v. HR935, LLC
 - vi. Trails at Crowfoot Master Association, Inc.
- f. Conduct Public Hearing and Consider Adoption of Resolution and Order Regarding the Inclusion of Real Property into District No. 3 owned by HR935, LLC (**enclosure**)
- g. Conduct Public Hearing and Consider Adoption of Resolution and Order Regarding the Exclusion of Real Property from District No. 2 owned by HR935, LLC (**enclosure**)
- h. Consider Adoption of Resolutions Changing the District Names to Trails at Crowfoot Metropolitan District Nos. 1-3 (**enclosures**)
- i. Consider Approval of Partial Termination of Debt Allocation and Cost Sharing Agreement with Hess Ranch Metropolitan District Nos. 4-8 (**enclosure**)
- j. Consider Approval of Transaction Based Informed Consent to Representation related to the Amended and Restated District Operating Agreement from White Bear Ankele Tanaka & Waldron (**enclosure**)
- k. Consider Approval of Amended and Restated District Operating Agreement among the Districts (**enclosure**)
- l. Discuss status of Mahoney Easement Issues

8. Financial Matters

- a. Financials/Claims Payable (**enclosure**)
- b. 2019 Bond Issuance (District No. 3)
 - i. Consider Ratification of Engagement Letter with Metrostudy for Market Study and CMA Analysis (**enclosure**)
 - ii. Consider Approval of Term Sheet (**enclosure**)
 - iii. Consider Approval of Engagement Letter with Kutak Rock as District Bond Counsel (**enclosure**)
 - iv. Consider Approval of Engagement Letter with Sherman & Howard as District Disclosure Counsel (**enclosure**)
 - v. Consider Approval of Engagement Letter with D.A. Davidson & Co as District Underwriter (**enclosure**)
 - vi. Consider Approval of Special Disclosure of Costs for Legal Services in Connection with the 2019 Bonds (**enclosure**)

9. Other Business

10. Adjourn