

**MARABOU RANCH METROPOLITAN DISTRICT  
SPECIAL MEETING**

42375 River Keeper Path, Steamboat Springs, CO 80487

September 24, 2019 at 1:00 9.m.

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James DeFrancia, President	Term to May 2022
Rudi P. Fronk, Treasurer	Term to May 2020
Marlin B. Dailey, Jr., Secretary	Term to May 2022
Teresa L. VanOrden, Assistant Secretary	Term to May 2020
David M. Blandford, Assistant Secretary	Term to May 2022

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**AGENDA**

1. Call to Order/Declaration of Quorum
2. Conflict of Interest 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 that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Approval of Minutes from the August 19, 2019 meeting (**enclosure**)
6. Financial Matters
  - a. Consider adoption of a resolution of the Board of Directors of Marabou Ranch Metropolitan District authorizing the execution and delivery of a Loan Agreement authorizing a loan in the principal amount not to exceed \$4,250,000 (the “Loan”); approving the forms of a Loan Agreement and the related Notes (the “Financing Documents”); authorizing Marabou Ranch Metropolitan District to execute and deliver the Financing Documents and to perform its obligations thereunder; authorizing incidental action; and repealing prior inconsistent actions (**enclosure**)
  - b. Consider Approval of a Special Disclosure of Costs for Legal Services in Connection with Marabou Ranch Metropolitan District (**enclosure**)
  - c. Consider, Ratify, and Approve Accounts Payable (**enclosure**)
7. Manager Matters
  - a. Review and Consider Approval of Independent Contractor Agreement with McKendrick Contracting for Fence Repair (**enclosure**)
  - b. Review and Consider Approval of Independent Contractor Agreement with Wernig Construction for Road Sealcoating (**enclosure**)

8. Legal Matters

- a. Review and Consider Approval of Amended and Restated Resolution Concerning the Imposition of a Maintenance Fee (**enclosure**)
- b. Review and Consider Approval of a Resolution Concerning the Imposition of a Capital Facilities Fee (**enclosure**)
- c. Review and Consider Termination of Access and Maintenance Easement Agreement between the District and Marabou Owners Association, Inc. (**enclosure**)
- d. Review and Consider Approval of an Access and Maintenance Easement Agreement between the District and Marabou Owners Association, Inc. (**enclosure**)
- e. Review and Consider Ratification of Funding and Reimbursement Agreement between the District and the Association (**enclosure**)

9. Other Business

- a. Next Regular Meeting – December 9, 2019

10. Adjourn