

TIMNATH LAKES METROPOLITAN DISTRICT NOS. 2 - 6

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032
<https://timnathlakesmetrodistricts1-6.com>

NOTICE OF SPECIAL MEETING AND AGENDA

TLMD Nos. 2, 3:

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Janis Emanuel	President	2027/May 2027
Robert Bol	Treasurer	2025/May 2025
Theodore Antenucci	Assistant Secretary	2027/May 2027
Nick Montalbano	Assistant Secretary	2025/May 2025
VACANT		2025/May 2025
David Solin	Secretary	

TLMD Nos. 4, 5, 6:

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Janis Emanuel	President	2025/May 2025
Robert Bol	Treasurer	2027/May 2027
Theodore Antenucci	Assistant Secretary	2025/May 2025
Nick Montalbano	Assistant Secretary	2027/May 2025
VACANT		2027/May 2025
David Solin	Secretary	

DATE: Wednesday, November 6, 2024

TIME: 1:00 p.m.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:
**Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.
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II ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Confirm quorum, location of the meeting and posting of meeting notices. Approve agenda.
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- C. Review and approve the Minutes of the November 8, 2023 Special Meeting (TLMD 2-5) and the April 17, 2024 Regular Meeting (TLMD 6) (enclosures).
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- D. Discuss business to be conducted in 2025 and location of meetings. Schedule regular meeting dates (suggested dates are June 18, 2025 and October 15, 2025) and consider adoption of Resolution No. 2024-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).
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- E. **Insurance Matters:**
1. Report from Insurance Committee (David Solin) regarding proposals for increased crime coverage for 2024 and 2025.
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2. Authorize renewal of the District's insurance and Special District Association ("SDA") membership for 2025.
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- F. **Website Accessibility Matters:**
1. Discuss website accessibility matters.
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2. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims for the periods ending as follows (TLMD 6) (enclosures):

Fund	Period Ending Nov. 30, 2023	Period Ending Dec. 31, 2023	Period Ending Jan. 31, 2024	Period Ending Feb. 29, 2024
General	\$ 17,283.51	\$ 11,012.85	\$ 17,283.51	\$ 25,325.79
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 17,283.51	\$ 11,012.85	\$ 11,246.61	\$ 25,325.79

Fund	Period Ending Mar. 31, 2024	Period Ending Apr. 30, 2024	Period Ending May 31, 2024	Period Ending Jun. 30, 2024
General	\$ 11,950.32	\$ 23,629.29	\$ 23,795.77	\$ 21,319.17
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 11,950.32	\$ 23,629.29	\$ 23,795.77	\$ 21,319.17

Fund	Period Ending Jul. 31, 2024	Period Ending Aug. 31, 2024	Period Ending Sept. 30, 2024	Period Ending Oct. 31, 2024
General	\$ 9,621.80	\$ 19,118.38	\$ 26,506.25	\$ 31,974.14
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 9,621.80	\$ 19,118.38	\$ 26,506.25	\$ 31,974.14

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- B. Review and accept Unaudited Financial Statements, Schedule of Cash Position and Property Taxes Reconciliation, as appropriate (**TLMD 2 - 6**) (enclosures).
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- C. Ratify approval of the request for extension of time to file the 2023 Audit (**TLMD 3 & 6**).
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- D. Review and ratify approval of the 2023 Audit (enclosures), and authorization of execution of Representations Letters (**TLMD 3 & 6**).
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- E. Discuss statutory requirements for an audit. Consider engagement of auditor to prepare the 2024 Audit (**TLMD 3 & 6**) and appoint District Accountant to prepare Applications for Exemption from Audit for 2024 (**TLMD 2, 4, 5**).
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- F. Conduct Public Hearing to consider Amendment of 2024 Budget. If necessary, consider adoption of Resolution No. 2024-11-____, Resolution to Amend the 2024 Budget and Appropriate Expenditures.
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- G. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution No. 2024-11-____, Resolution to Adopt the 2025 Budget and Appropriate Sums of Money, and Resolution No. 2024-11-____, Resolution to Set Mill Levies, for the General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____ (enclosures – preliminary AV, draft 2025 Budgets, and Resolutions).
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1. Consider adoption of Resolution No. 2024-11-____, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (to be distributed) (**TLMD 3, 4, 5**).
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- H. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information Form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
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- I. Review and consider approval of Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2025 Accounting Services (enclosures).
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- J. Consider appointment of the District Accountant to prepare the 2026 Budgets and set the date for a Public Hearing to adopt the 2026 Budget for October 15, 2025, at 1:00 p.m., to be held via videoconference.
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IV. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Directors’ Election and consider adoption of Resolution No. 2024-11-____, Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosures). Self-Nomination forms are due by February 28, 2025. Discuss the need for ballot issues and/or questions.
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- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (Transparency Notice).
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C. **[TLMD 6] Conveyance to the District of Tracts J, K, L and N in Timnath Landing Filing No. 1; Tracts A, B and D in Timnath Landing Filing No. 2, and Tract B in Timnath Landing Filing No. 5, Town of Timnath, Larimer County, Colorado.** Review and consider approval or acceptance (as appropriate) of the following documents (enclosed unless otherwise noted):

1. Landscape Acceptance Report dated November 6, 2023 for Timnath Landing Filing No. 6, prepared by PCS Group, Inc.

2. Letter from the District to Lennar Colorado, LLC regarding Conditions to Acceptance of Special Warranty Deed and Bill of Sale (to be distributed).

3. Landscape Installation License Agreement between the District and Lennar Colorado, LLC.

4. Indemnification Agreement (Mechanics' Liens and Public Infrastructure) made and entered into by Lennar Colorado, LLC in favor of the District.

5. Landscape Eligibility Letter dated March 14, 2024 regarding Verification of Paid Landscaping Costs (in Timnath Landing Filings Nos. 1, 2 and 5) for Conveyance, prepared by Ranger Engineering, LLC.

V. COVENANT CONTROL MATTERS (**TLMD 6**)

A.

VI. CAPITAL MATTERS

A.

VII. OPERATIONS & MAINTENANCE (**TLMD 6**)

A. Review and ratify approval of Service Agreement for [2024] Landscaping Services between Timnath Lakes Metropolitan District No. 6 and Mill Brothers Landscape & Nursery, Inc., d/b/a Mill Brothers Landscape Group (enclosure) (**TLMD 6**).

B. Discuss service agreements and maintenance services required for acceptances.

1. 2024 – 2025 Snow Removal (enclosure).
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2. 2025 Landscape Maintenance (enclosures).
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3. Discuss water billing for Lennar townhomes.
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VIII. OTHER BUSINESS

A. _____

IX. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.***

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.
- Notice of rate increase from Altitude Community Law.