

NOTICE OF SPECIAL MEETING/BUDGET HEARING

REUNION METROPOLITAN DISTRICT

ADAMS COUNTY, COLORADO

DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THE BOARD MEETING WILL BE HELD BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting
<https://zoom.us/j/95642087884>
Meeting ID: 956 4208 7884
Or Dial In:
1-669-900-9128

NOTICE IS HEREBY GIVEN that the Board of Directors of the Reunion Metropolitan District, Adams County, Colorado, will hold a Special Meeting/Budget Hearing on Thursday, November 19, 2020 at 3:00 p.m. via ZOOM for the purpose of conducting any business which may come before the Board and items on the agenda attached. This meeting is open to the public.

This notice is given by order of the Board of Directors of the District.

**REUNION METROPOLITAN DISTRICT,
ADAMS COUNTY, COLORADO**

By: /s/ Matthew Urkoski
Manager

I, Kathy Suazo, hereby certify that a copy of the foregoing Notice of Special Meeting was posted on the District website at least 24 hours prior to the meeting.

Kathy Suazo

REUNION METROPOLITAN DISTRICT
SPECIAL MEETING AGENDA
November 19, 2020
3:00 p.m.

Due to current circumstances related to COVID-19, this meeting will be held electronically via ZOOM.
See below for the link and information necessary to access the ZOOM meeting.

Join Zoom Meeting
<https://zoom.us/j/95642087884>
Meeting ID: 956 4208 7884
Or Dial In:
1-669-900-9128

Reunion Metropolitan District

Kelly Leid, President	Term to May 2023
Brett Price, Vice President	Term to May 2022
Bruce Rau, Treasurer	Term to May 2022
Teresa Kershnik, Assistant Secretary	Term to May 2023
Tim E. Roberts, Assistant Secretary	Term to May 2023

AGENDA

1. Call to Order/Declaration of Quorum
2. Director 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. Comments will be taken in the order reflected on the sign in sheet.
5. Consent Agenda
 - A. Review and Approve Minutes of the August 4, 2020, October 20, 2020 and October 21, 2020 Special Board Meeting (enclosures) **PAGE 6**

 - B. Review and Consider HOA Tribunal Recommendations

 - C. Review and Consider Approval of Resolution Establishing an Electronic Signature Policy (enclosure) **PAGE 20**

6. Financial Matters

A. Review, Ratify and Consider Approval of Claims (enclosure) **PAGE 25**

B. Review and Consider Acceptance of the September 30, 2020 Unaudited Draft Financial Statements (enclosure) **PAGE 30**

C. Discuss Recreation Center Fund Balance and Options for Partial Re-allocation

D. 2021 Budget Hearing

1. Consider Adoption of 2021 Budget Resolution (enclosure) **PAGE 44**

E. Consider Approval of 2021 Fee Addendum to Resolution Concerning the Imposition of Fees and Charges (enclosure) **PAGE 68**

F. Consider Amendment to Joint Resolution with North Range Metropolitan District No. 1, Subdistrict No. 2 Concerning the Imposition of a Maintenance Fee (enclosure) **PAGE 71**

G. Consider Amendment to Joint Resolution with North Range Metropolitan District No. 2, Subdistrict No. a Concerning the Imposition of a Maintenance Fee (enclosure) **PAGE 75**

H. Consider Approval of Auditor Proposal for 2020 Audit (enclosure) **PAGE 79**

I. Consider Approval of Consent Letter in relation to Mill Levy to be Imposed by North Range Metropolitan District No. 1, Subdistrict No. 1 (enclosure) **PAGE 84**

7. Manager Matters

A. Parks/Irrigation Manager's Report (enclosure) **PAGE 85**

1. Review and Consider Approval of Pickup Truck and Plow Purchase for January 2021 in an amount not to exceed \$33,890.00 (enclosure) **PAGE 89**
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B. Operations Manager's Report (enclosure) **PAGE 92**

1. COVID-19 Update
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C. HOA Manager's Report (enclosure) **PAGE 98**

D. COVID-19 Employee Leave Policy Protocol – Rick dela Castro (enclosure) **PAGE 99**

E. Community Relations and District Website Update

F. Discuss 2021 Regular Meeting Dates [February __, May __, August __, and November __]

G. Consider Adoption of 2021 Annual Administrative Resolution (enclosure) **PAGE 101**

H. Consider Approval of 2021 Extension to Management Agreement among Reunion Metropolitan District, North Range Metropolitan District No. 1 and Reunion Homeowners Association (enclosure) **PAGE 107**

I. Review and Consider Approval of 2021 Addendum to the Policies and Procedure for Covenant and Rule Enforcement (enclosure) **PAGE 110**

J. Review and Consider Renewal of Independent Contractor Agreement between Environmental Designs, Inc. and Reunion Metropolitan District for 2021 Landscape Maintenance Services (enclosure) **PAGE 113**

K. Ratify 2019 Annual Report (enclosed) **PAGE 146**

L. Discuss and Approval of Property and Liability Insurance Schedule Renewal (to be distributed)

8. Legal Matters

A. Review and Consider Resolution Regarding Acceptance of Public Improvements (Filing No. 21 Landscaping (enclosure) **PAGE 295**

B. Review and Consider Acceptance of Southlawn Improvements

1. Resolution Regarding Acceptance of Public Improvements (Southlawn Pool) (enclosure) **PAGE 305**

2. Warranty Agreement between Reunion Metropolitan District and Clayton Properties Group II, Inc. (enclosure) **PAGE 340**

3. Bill of Sale from Clayton Properties Group II, Inc. to Reunion Metropolitan District (enclosure) **PAGE 349**

C. Review and Consider Acceptance of the Coffee House Improvements

1. Resolution Regarding Acceptance of Public Improvements (Coffee House) (enclosure) **PAGE 382**

2. Special Warranty Deed from Clayton Properties Group II, Inc. to Reunion Metropolitan District (enclosure) **PAGE 416**

3. Bill of Sale from Clayton Properties Group II, Inc. to Reunion Metropolitan District (enclosure) **PAGE 419**
 4. Assignment, Assumption and Amendment of Food and Beverage Concession Agreement (enclosure) **PAGE 441**
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9. Engineer Matters

- A. Review and Consider Ratification of Change Order No. 8 to the Agreement between Reunion Metropolitan District and JBS Pipeline Contractors (enclosure) **PAGE 511**
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- B. Review and Consider Approval of Change Order No. 1 for Reunion Ridge Filing No. 1 Improvements between Reunion Metropolitan District and ESCO Construction (enclosure) **PAGE 538**
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- C. Review and Consider Approval of Change Order No. 4 for Reunion 112th Avenue Phase 1 Improvements between Reunion Metropolitan District and Hudick Excavating Inc. dba HEI Civil (enclosure) **PAGE 697**
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- D. Discuss Status of Temporary Construction Easement from Public Service Company to Reunion Metropolitan District
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10. Other Business

11. Adjournment