

# REUNION METROPOLITAN DISTRICT

8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710  
Website: [www.reunionco.com](http://www.reunionco.com)

## **NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** May 16, 2022

**TIME:** 6:00 p.m.

**LOCATION:** **Via Microsoft Teams**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MzRjMjk5Y2MtYjYzNS00MjJLWE3OTMtZjg1ZWUzNGRiNGVm%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzRjMjk5Y2MtYjYzNS00MjJLWE3OTMtZjg1ZWUzNGRiNGVm%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d)

**Or call in (audio only)**

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Phone Conference ID: 968 696 163#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Kelly Leid	President	May, 2023
Brett Price	Vice President	May, 2025
Bruce Rau	Treasurer	May, 2025
Teresa Kershisnik	Assistant Secretary	May, 2023
Tim E. Roberts	Assistant Secretary	May, 2023

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notice.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

## **II. CONSENT AGENDA**

- A. Review and consider approval of minutes from the February 1, 2022 Regular Meeting (enclosure).
- B. Review and Consider HOA Tribunal Recommendations.

## **III. FINANCIAL MATTERS**

- A. Review and Consider Approval of the 2021 Audit (to be distributed).
- B. Review, Ratify and consider Approval of Claims (enclosure).
- C. Review and Consider Acceptance of the March 31, 2022 Unaudited Draft Financial Statements (enclosure).
- D. Public Hearing to Amend the 2022 Budget
  - 1. Review and Consider Adoption of Resolution to Amend the 2022 Budget (enclosure).
- E. Review and Consider Approval of Engagement Letter with Piper Sandler for Underwriting Services (enclosure).
- F. Review and Consider Ratification of Certificate of Reunion District in relation to draw on the North Range No. 3 Subordinate Bonds (enclosure).
- G. Review and Consider Ratification of Certificate of Reunion District in relation to draw on the Reunion 2017 Bonds (enclosure).

## **IV. MANAGER MATTERS**

- A. Parks/Irrigation Manager's Report (enclosure).
- B. Operation Manager's Report (enclosure).
  - 1. Ratification of Interim Pay Adjustments for Part-Time Recreation Center staff (enclosure).
  - 2. Review and Consider Ratification of Independent Contractor Agreement with Night Musik for the 2022 Fireworks Display (enclosure).
  - 3. Review and Consider Ratification of Independent Contractor Agreement with Elite Aquatics for 2022 Pool Maintenance (enclosure).

4. Discuss Resolution of the Architectural Review Committee Excepting Certain Improvements from Review of the Architectural Review Committee for the Gallery at Reunion Association (enclosure).
5. Discuss Resolution of the Architectural Review Committee Excepting Certain Improvements from Review of the Architectural Review Committee for the Parkside at Reunion Condominiums (enclosure).
6. Review, discuss and consider approval of YMCA proposal for interim Operations, Facilities and Activities Coordinator Services (enclosure).

C. HOA Manager's Report (enclosure).

## **V. LEGAL MATTERS**

- A. Review and Consider Approval of Third Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (enclosure).
- B. Review and Consider Termination of the Ninth Addendum to the Funding and Reimbursement Agreement with Clayton Properties Group II, Inc. (enclosure).
- C. Discussion of Revisions to the Residential Improvement Guidelines and Site Restrictions Regarding the Display of Signs and Flags
- D. Other.

## **VI. ENGINEER MATTERS**

- A. Overall Construction Update:
  1. Status update of all construction projects and budget spreadsheets (enclosures).
- B. Review and Consider Conveyance of Reunion land owned at 100<sup>th</sup> Avenue/Tower Road.
  1. Agreement to Convey Property with Tower Developers, Inc. in the amount of \$67,956.00 (enclosure).
  2. Special Warranty Deed for south half of 100<sup>th</sup> Avenue to the City of Commerce City (enclosure).
  3. Special Warranty Deed for parcel adjacent to Tower Road to Tower Investors, LLC (enclosure).
- C. Chambers Road Design and Construction IGA with Commerce City:

1. Review and Consider Approval of Cost Share Agreement with the City of Commerce City for Chambers Road Improvements (104<sup>th</sup> Avenue to 117<sup>th</sup> Avenue) (enclosures).
  2. Review and Consider Approval of Change Order #1 to Independent Contractor Agreement with JR Engineering (Design Services for Chambers Road from 106<sup>th</sup> to 112<sup>th</sup> Ave), dated August 4, 2020, for the design of Chambers Road from 112<sup>th</sup> Avenue to 117<sup>th</sup> Avenue (100% funded by Commerce City)(enclosure).
  3. Review and Consider Approval of Change Order #2 to Independent Contractor Agreement with JR Engineering (Design Services for Chambers Road from 106<sup>th</sup> to 112<sup>th</sup> Ave), dated August 4, 2020, for the additional design services associated with Chambers Road from 104<sup>th</sup> Avenue to 112<sup>th</sup> Avenue (To be split between the City and RMD based on the IGA terms)(enclosure).
- D. Revised Irrigation Tap Quotes from SACW&SD:
1. Review and Consider Approval of Increased Tap Fees for Reunion Ridge Filing No. 1 - \$17,760.54 (enclosure).
  2. Review and Consider Approval of Increased Tap Fees for Reunion Filing No. 37 - \$27,430.05 (enclosure).
  3. Review and Consider Approval of Twenty-Second Addendum to the Funding and Reimbursement Agreement with Clayton Properties Group II, Inc. for Reunion Filing #37 revised tap fees - \$27,430.05 (enclosure).
- E. Review and consider approval of Construction Change Orders:
1. Change Order #3 to Designscapes for Reunion Ridge Filing #1 Phase 1 and Ragweed Draw - \$73,125.18 (enclosure).
  2. Change Order #2 for Infrastructure to service Reunion Filing #38 with HEI (enclosure).
  3. Change Order #6 for 112<sup>th</sup> Avenue Phase 1 improvements with HEI - \$14,400.00 (enclosure)
  4. Change Order #4 for Filing #37 Landscape Improvements with Brightview - \$25,601.90 (enclosure).
- F. Review and Consider Approval of License Agreement with Public Service Company for Village 9 (enclosure).
- G. Sports Court Recommendations (enclosure):

1. Consider Approval of Change Order No. 1 to Contract for Design and Build the Sports Court at Southlawn from Renner Sports Surfaces, L.L.C. for additional work in the amount of \$76,923.00 (enclosure).
2. Consider Approval of Proposal from Designsapes for Southlawn Park Landscape and Concrete in the amount of \$121,300.00 (enclosure).

H. Other.

## **VII. OTHER BUSINESS**

A. Other.

## **VIII. ADJOURNMENT**

**The next regular meeting is scheduled for August 2, 2022 at 6:00 p.m. Location TBD either physical or virtual.**