

REUNION METROPOLITAN DISTRICT

8390 E. Crescent Pkwy., Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

www.reunionco.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: September 18, 2024

TIME: 6:00 p.m.

LOCATION: Via Zoom

<https://us02web.zoom.us/j/89644297981>

Or join by phone:

(719 359 4580)

Webinar ID: 896 4429 7981

Board of Directors

Brett Price

Bruce Rau

Vacant

Tim E. Roberts

Bertrand J. Bauer

Office

President

Treasurer

Assistant Secretary

Assistant Secretary

Secretary

Term Expires

May, 2025

May, 2025

May, 2027*

May, 2027

May, 2027

- **Any appointee to serve until next regular election. This seat may be filled for a two-year term at the May 2025 election.**

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum, call to order and present disclosures of potential conflicts of interest.
- B. Approve agenda, confirm location of meeting and posting of meeting notice.
- C. 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 May 7, 2024 Regular Meeting (enclosure).
- B. Ratify approval of Service Agreement for Asphalt Patching Services between the District and A-Fast Patch, Inc. for 10690 Nucla Street Repair Work (enclosure).

- C. Ratify approval of Services Agreement for Sidewalk, Curb and Gutter Concrete Services between the District and Concrete Rojas, LLC for 10690 Nucla Street Repair Work (enclosure).
- D. Ratify approval of Service Agreement between the District and Streamline Software, Inc. for Community Pro government software for new website (enclosure).

III. MANAGER MATTERS

- A. Parks/Irrigation Manager's Report (enclosure).
- B. Operation Manager's Report (enclosure).
- C. HOA Manager's Report (enclosure).
- D. Update on parking issues.
- E. Other Manager Matters.

IV. FINANCIAL MATTERS

- A. Review, ratify and consider approval of claims (enclosure).
- B. Review and consider acceptance of the June 30, 2024 Unaudited Financial Statements (enclosure).
- C. Consider approval of 2023 Audit (enclosure).
- D. Conduct Public Hearing on the Third Amended 2024 Budget (enclosure).
- E. Consider Resolution to Adopt the Third Amended 2024 Budget (enclosure).
- F. Conduct Public Hearing on the Proposed 2025 Budget (enclosure).
- G. Consider Resolution to Adopt the 2025 Budget, Appropriate Sums of Money and to Set Mill Levies (enclosure).

V. ENGINEER MATTERS

- A. Review and consider approval of Change Order No. 01 to Service Agreement for Reunion Phase 2 Underdrain Maintenance between the District and QP Services for clearing out debris from a section of underdrain, a special spray nozzle and three days' time anticipated to clear, in the amount of \$12,032.82 (enclosure).
- B. Review and consider approval of Change Order No. 02 to Services Agreement for Reunion Filing 27 landscape Improvements between the District and Consolidated Divisions, Inc. for directional boring and clean-up required for the irrigation systems, in the amount of \$15,597.50 (enclosure).

- C. Review and consider approval of Change Order No. 05 to Service Agreement for Reunion Ridge Filing No. 1 Phases 2-4 Landscape Improvements between the District and Designsapces Colorado, for compensation for additional time required to maintain the landscape not originally accounted for in the project, in the amount of \$16,335.00 (enclosure).
- D. Review and consider approval of Change Order No. 10 to Service Agreement for Reunion Ridge Filing No. 1 Ragweed Draw and Phase 1 Landscape Improvements between the District and Designsapces Colorado, for compensation for additional time required to maintain the landscape not originally accounted for in the project, in the amount of \$22,686.00 (enclosure).
- E. Review and consider approval of Change Order No. 07 to Service Agreement for Filing 37 Landscape Improvements between the District and Brightview Landscape Development for excavation and haul away of excess soil, steel edging, fabric barrier and rock mulch at the end of E. 109th Place, Tract AA, in the amount of \$9,212.00 (enclosure).
- F. Review and consider approval of Change Order No. 08 to Service Agreement for Filing 37 Landscape Improvements between the District and Brightview Landscape Development for wiring change to a two-wire system, in the amount of \$3,212.00 (enclosure).
- G. Reivew and consider final acceptances of irrigation and landscape improvements for Filing 37 landscape irrigation (enclosure).
- H. Reivew and consider approval of land deed from the District to the Gallery at Reunion Association for Filing 37, Tract R (enclosure).
- I. Consider Resolution accepting the Cost Certifications for Filing 36, authorizing the reimbursement of development expenses to Clayton Properties, and approving the execution of reimbursement (enclosure).
- J. Consider Resolution accepting the Cost Certifications for Filing 34, authorizing the reimbursement of development expenses to Clayton Properties, and approving the execution of reimbursement (enclosure).
- K. Discussion regarding Subdistrict Alley Maintenance Proposal (enclosures).

VI. LEGAL MATTERS

- A. Executive Session: Executive Session to receive legal advice from District counsel on specific legal questions pursuant to Section 24-6-402(4)(b), C.R.S., regarding budget and finance issues; pending litigation, the Mill Levy Equalization and Pledge Agreement, the District Operating Services Agreement, and other matters related to North Range Metropolitan District Nos. 1, 2 and 3; statutory compliance; collection of delinquent fees, penalties and charges; CORA policy; and permitting of District facilities.

- B. Approve action, if necessary, regarding matters discussed during Executive Session.
- C. Review and consider adoption of Resolution Designating the Official Custodian of Records and Adopting an Amended and Restated Policy on Responding to Open Records Requests (enclosure).

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled for November 12, 2024 at 6:00 p.m.