

YORK STATION METROPOLITAN DISTRICT
(f/k/a 164th Avenue and York Street Metropolitan District)
450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: October 4, 2023

TIME: 1:00 p.m.

ACCESS:

You can attend the meeting in any of the following ways:

1. To attend via Zoom, use the following link to the videoconference:

<https://us02web.zoom.us/j/85685527312?pwd=Vys0dDJGaWdKdXVaSVBCMIF1dFRXUT09>

2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 865 8552 7312

Passcode: 704437

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Chelsey M. Green	President	May 2027
Lisa A. Albers	Treasurer	May 2027
Thomas Gissen	Assistant Secretary	May 2025
Vacant		May 2025
Vacant		May 2025
Jennifer S. Henry	Secretary	McGeady Becher P.C.

I. ADMINISTRATIVE MATTERS

A. Confirm quorum and present disclosures of potential conflicts of interest.

B. Approve agenda; confirm location of meeting, posting of meeting notice and designate 24-hour posting location.

C. Public comment.

D. Discuss the May 2, 2023 cancelled Directors Election (enclosure).

E. Discuss vacancies on the Board and consider the appointment of Pat Iffrig, eligible elector of the District, to the Board of Directors (Notice of Vacancy published September 14, 2023). Administer Oath of Director.

F. Consider the appointment of officers:

President: _____

Secretary: _____

Treasurer _____

Assistant Secretary: _____

Assistant Secretary: _____

G. Review and consider approval of March 3, 2023 Organizational Meeting Minutes (enclosure).

H. Insurance Discussion

1. Cyber Security and Increased Crime Coverage.

2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

3. Authorize obtaining workers' compensation coverage and renewal of District's insurance and Special District Association (SDA) membership for 2024.

I. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

II. FINANCIAL MATTERS

A. Review and consider ratification of payment of claims (to be distributed).

B. Review and consider acceptance of unaudited financial statements and schedule of cash position (to be distributed).

C. Ratify appointment of Simmons & Wheeler, P.C. to prepare the 2024 Budget.

D. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.

E. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – resolutions, budget to be distributed).

F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (to be distributed).

G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and direct District Accountant to file same with the Board of County Commissioners and other interested parties.

H. Consider the appointment of District Accountant to prepare 2025 Budget.

I. Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2023.

III. LEGAL MATTERS

- A. Discuss and consider approval of the First Amendment to Operation Funding Agreement between the District and Meritage Homes of Colorado, Inc. (enclosure).
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- B. Discuss and consider approval of Facilities Funding and Acquisition Agreement between the District and Meritage Homes of Colorado, Inc. (enclosure).
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- C. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure)
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- D. Discuss District services for 2024 and consider approval of necessary service agreements for related services.
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- E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice – post on SDA and District websites).
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IV. CONSTRUCTION MATTERS

- A. Discuss development / construction outlook.
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V. OTHER BUSINESS

VI. ADJOURNMENT

There are no more regular meetings scheduled in 2023.