

YORK STATION METROPOLITAN DISTRICT

450 E. 17th Avenue, Suite 400
Denver, Colorado 80203
Phone: 303-592-4380

<https://yorkstationmetrodistrict.specialdistrict.net/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Chelsey Green	President	May 2027
Lisa Albers	Vice President	May 2027
Patrick Iffrig	Treasurer	May 2025
Vacant		May 2025
Vacant		May 2025
Jennifer S. Henry	Secretary	

DATE: **October 2, 2024**

TIME: **1:00 p.m.**

ACCESS: **Zoom**

Zoom access information:

<https://us02web.zoom.us/j/85944368185?pwd=eIV3MmdjZlBBU052U0JhYkRRN0xkZz09>

Dial In: 1-719-359-4580

Meeting ID: 859 4436 8185

Passcode: 922219

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 vacancies on the Board and consider the appointment of District eligible electors, Carla Hawkins and Eric Harris, to the Board of Directors (*Notice of Vacancy published May 16, 2024*).
- E. Consider the appointment of officers:

President: _____

Secretary: _____

Treasurer: _____

Assistant Secretary: _____

Assistant Secretary: _____

- F. Review and consider approval of October 4, 2023 Special Meeting Minutes (enclosure).
- G. Discuss and authorize renewal of the District's insurance and Special District Association (SDA) membership for 2025.
- H. Discuss business to be conducted in 2025 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).
- I. Discuss District website accessibility and authorize necessary actions associated therewith.

II. FINANCIAL MATTERS

- A. Ratify approval of 2023 Audit Exemption Application (enclosure).
- B. Review and consider ratification of payment of claims (to be distributed). Discuss authorizing signers on District bank account and/or appointment of invoice reviewers on Bill.com.
- C. Review and consider acceptance of unaudited financial statements and schedule of cash position, if any (to be distributed).
- D. Conduct Public Hearing to consider amendment of the 2024 Budget and consider adoption of Resolution to Amend the 2024 Budget, if necessary.
- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 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, if necessary.
- 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 2026 Budget.
- I. Consider the appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2024.

III. LEGAL MATTERS

- A. Discuss and consider approval of the Second Amendment to Operation Funding Agreement between the District and Meritage Homes of Colorado, Inc., if necessary.
- B. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (enclosure). Discuss the need for ballot issues and/or questions.
- C. Discuss District services for 2025 and consider approval of necessary service agreements for related services.
- D. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (District Transparency Notice – post on SDA and District websites).

IV. CONSTRUCTION MATTERS

- A. Discuss development / construction outlook.

V. OTHER BUSINESS

VI. ADJOURNMENT

There are no more regular meetings scheduled in 2024.