

CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2

NOTICE AND AGENDA OF REGULAR MEETING

NOTICE IS HEREBY GIVEN that the Boards of Directors of City Center West Metropolitan District No. 2 of the County of Weld, State of Colorado, will hold a regular meeting at the date and time noted below, via Zoom and teleconference and can be joined through the directions noted below for the purpose of conducting such business as listed in the attached agenda and such other business as may come before the Boards. Notice of the meeting has been duly posted per §§32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. The meeting is open to the public.

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Patrick McMeekin	President & Chairman	May 2023
Landon Hoover	Secretary & Treasurer	May 2023
Mike Welty	Vice Chair & Asst. Secretary/Treasurer	May 2023
Kara Hoover	Vice Chair & Asst. Secretary/Treasurer	May 2025
Kimberlee Tiba	Director	May 2025

DATE: April 4, 2023, (Tuesday)

TIME: 5:00 P.M. (or as soon thereafter as possible)

PLACE: Via Zoom and Teleconference

VIRTUAL - TO JOIN VIA ZOOM:

<https://us06web.zoom.us/j/85343295968?pwd=QnZsRGltUzkvYW5HRDZETmNkcFBBDz09>

WEBINAR ID: 853 4329 5968

PASSCODE: 980796; TOLL-FREE: +1-719-359-4580 or +1-386-347-5053

AGENDA

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any potential Conflicts of Interest.
- C. Consider Approval of Agenda.
- D. Consider Approval of February 7, 2023, Regular Meeting Minutes.
- E. Public Comment limited to (3) minutes per person.
- F. Director Comments.

II. CAPITAL MANAGER UPDATES

- A. Consider Approval of Partial Capital Public Improvement Cost Acceptance No. 16.
- B. Discuss Process for Final Acceptance of Capital Improvement Costs for Filing 1 and Filing 2 Subdivision Improvements.
- C. Consider Approval of Work Order #2023-01 with Ranger Engineering, LLC for Engineering Cost Certification Services.

III. FINANCIAL ITEMS

- A. Consider Ratification of Claims Presented for Payment.
- B. Consider Approval of Project Fund Requisition No. 11 (Subordinate).
- C. Review Unaudited Financial Statements for the period ending December 31, 2022.

IV. LEGAL ITEMS

- A. Discuss and Consider Approval of Reimbursement Resolution for Partial Capital Public Improvement Cost Acceptance No. 16.
- B. Discuss and Consider Review of Final Acceptance of Capital Improvement Costs for Filing 1 and Filing 2 Subdivision Improvements.
- C. Discuss and Consider Approval of Amendments to the Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, and Updated to Related Promissory Notes (*if necessary*).
- D. Discuss and Consider Agreement with CCW Development for Incomplete Improvements on Filing 2 Outlots B, D, F, and H.
- E. Discuss and Consider Acceptance of Dedication of Public Improvements Assets and Associated Special Warranty Deeds for Related Outlots.
- F. Discuss and Consider Ratification of Bill of Sale, Limited Warranty Agreement, and Indemnification Agreement with Forestar (USA) Real Estate Group, Inc. for Public Alleyways in Filing 2 Outlots J and K.
- G. Discuss and Consider Offsite Public Stormwater System Improvements in Filing 7 Replat Outlots B and C.
- H. Discuss and Consider Easement Agreement between District and HOA for Filing 2 Outlots J and K.
- I. May 2023 Election Update.

V. DISTRICT MANAGER ITEMS

- A. Manager's Report.
- B. Consider Ratification of Master Service Agreement with Precision Pavement Marking.
- C. Consider Ratification of Contract Modifications.
- D. Discuss Updated District and HOA Maintenance Support Services Agreement.

VI. BOARD MEMBER ITEMS

VII. DEVELOPER UPDATES

VIII. OTHER ITEMS

- IX. EXECUTIVE SESSION**, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.

X. CONTINUATION/ADJOURNMENT

Next Board Meeting Scheduled for July 11, 2023

Managed by: Pinnacle Consulting Group, Inc.
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