

## CASTLE OAKS METROPOLITAN DISTRICT NO. 3

### AGENDA

2154 E. Commons Avenue, Suite 2000

Centennial, CO 80122

October 27, 2015

9:00 a.m.

---

Craig Campbell	President	Term to May 2016
Sandi Thomas	Vice President/Secretary	Term to May 2018
Christian Matt Janke	Treasurer	Term to May 2016
VACANT	Assistant Secretary	Term to May 2018
VACANT	Assistant Secretary	Term to May 2016

---

### NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Director Disclosures
3. Approval of Agenda
4. Approval of Minutes from the September 22, 2015 Meeting (**enclosure**) PAGE 01
5. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in.
6. Legal Matters
  - a. Conduct Public Hearing on Petition from SLV Castle Oaks, LLC for Inclusion of Real Property
    - i. Consider Adoption of a Resolution and Order for Inclusion of Real Property owned by SLV Castle Oaks, LLC (**enclosure**) PAGE 06
  - b. Consider Adoption of 2016 Administrative Matters Resolution (**enclosure**) PAGE 19
  - c. Consider Adoption of Resolution Regarding May 2016 Election (**enclosure**) PAGE 24
  - d. Insurance
    - i. Property and Liability Schedule Limits (**enclosure**) PAGE 27
    - ii. SDA Membership Renewal
    - iii. Agency Fee Agreement (**enclosure**) PAGE 37
    - iv. Workers' Compensation Renewal (**enclosure**) PAGE 39
  - e. Consider Approval of Disclosure Notice Pursuant to § 32-1-809, C.R.S. (**enclosure**) PAGE 42
  - f. Consider Approval of Engagement of WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law as District General Counsel (**enclosure**) PAGE 43
  - g. Discuss Status of Independent Contractor Agreement with Castle Oaks Estates Master Association (Maintenance Services)
7. Financial Matters
  - a. Payables/Financials (**enclosure**) PAGE 48
  - b. Conduct 2015 Budget Amendment Hearing and Consider Adoption of Resolution to Amend 2015 Budget (**enclosure**) PAGE 59
  - c. Conduct 2016 Budget Hearing and Consider Adoption of Resolution to Adopt 2016 Budget and Set Mill Levies (**enclosure**) PAGE 61

- d. Consider Approval of Engagement Letter with CliftonLarsonAllen, LLP for Services Related to Financial Forecast for 2015 Completion Bonds (**enclosure**) PAGE 74
  - e. Discuss Status of Issuance of 2015 Completion Bonds
    - i. Consider Ratification of Engagement of Metrostudy, Inc. for Market Study and CMA Analysis within the Denver Market Area (**enclosure**) PAGE 78
8. Construction Matters
- a. Consider Approval of Invoice No. 1 from CTL Thompson Inc. for Compaction Testing – Subgrade, Base, Paving, in the amount of \$5,372.50, for State Highway 86 Acceleration/Deceleration Lanes (**enclosure**) PAGE 82
  - b. Terrain-Dog Bone Park and Phase 1 Trail – Landscape (ValleyCrest Landscape Development, Inc.)
    - i. Construction Management Report
  - c. Terrain – State Highway 86 Acceleration/Deceleration Lanes – (ESCO Construction Co.)
    - i. Consider Approval of Contract Progress Estimate No. 4 in the amount of \$155,073.96 (**enclosure**) PAGE 83
    - ii. Consider Ratification of Change Order No. 2, with a Net Increase of \$12,180.00 (**enclosure**) PAGE 86
    - iii. Consider Ratification of Change Order No. 3, with a Net Increase of \$18,643.75 (**enclosure**) PAGE 92
    - iv. Construction Manager Report
  - d. Terrain-Dog Bone Park and Phase 1 Trail – Civil (Premier Earthworks & Infrastructure, Inc.)
    - i. Consider Approval of Contract Progress Estimate No. 3 in the amount of \$10,215.71 (**enclosure**) PAGE 105
    - ii. Consider Ratification of Change Order No. 3, with a Net Decrease of \$1,393.43 (**enclosure**) PAGE 107
    - iii. Construction Manager Report
  - e. Terrain – Autumn Sage Street Landscape/Irrigation/Hardscape
    - i. Construction Manager Report
  - f. McMurdo Gulch Drainage and Valley View Extension
    - i. Review Bids for the McMurdo Gulch Drainage and Valley View Extension (**to be distributed**)
    - ii. Consider Issuance of Notice of Award to Successful Bidder
    - iii. Consider Approval of Agreement between the District and Successful Bidder for the McMurdo Gulch Drainage and Valley View Extension
    - iv. Consider Issuance of Notice to Proceed
  - g. Consider Approval of Indenture of Trust, Requisition No. 7 (**enclosure**) PAGE 110
9. Other Business
10. Adjourn