

REGULAR MEETING
ESTANCIA METROPOLITAN DISTRICT
6800 South Liverpool Street, Suite A
Aurora, Colorado
October 7, 2015
1:00 P.M.

Harvey Alpert, President	Term to May 2016
Carol Bransfield, Assistant Secretary	Term to May 2016
Rodney Alpert, Assistant Secretary	Term to May 2016
Scott Alpert, Secretary/Treasurer	Term to May 2018
Tanya Alpert, Assistant Secretary	Term to May 2018

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosure
3. Approval of Agenda
4. Public Comment (Items Not on the Agenda)
5. Approval of Board Meeting Minutes from the October 1, 2014 Regular Meeting (**enclosure**)
6. Financial Matters
 - a. Consider Ratification of Payment of Claims (\$57,428.38) (**enclosure**)
 - b. Consider Approval of Additional Claims (\$_____) (to be distributed, if any)
 - c. Consider Acceptance of Financial Statements as of August 31, 2015 (**enclosure**)
 - d. Conduct Public Hearing on 2015 Amended Budget and Adoption of Resolution No. 2015-10-01A (**enclosure**)
 - e. Conduct Public Hearing on 2016 Budget and Adoption of Resolution No. 2015-10-01 Adopting 2016 Budget (**Operational Budget Enclosure**) (Budget to be distributed)
7. Legal Matters
 - a. Consider Adoption of Resolution No. 2015-10-02: 2016 Administrative Matters Resolution (**enclosure**)
 - b. Consider Adoption of Resolution No. 2015-10-03: Resolution Regarding Election (**enclosure**)
 - c. Consider Adoption of Resolution No. 2015-10-04: Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (**enclosure**)
 - d. Consider Adoption of Resolution No. 2015-10-05: Fourth Amended and Restated Resolution Concerning the Imposition of Operations and Development Fees (**enclosure**)
 - e. Consider Approval of Seventh Amendment to Funding and Reimbursement Agreement with Estancia 80, LLC (**enclosure**)

- i. Consider Issuance of Promissory Note to Estancia 80, LLC (**enclosure**)
 - f. Consider Approval and Renewal of Consultant Agreements for 2016 Services (copies of full agreements available upon request; no changes in fees proposed unless otherwise noted):
 - i. Summit Management & Consulting Services, LLC for District Management Services
 - ii. Summers and Associates, LLC for Construction Management Services
 - iii. Metropolitan District Public Safety Group, LLC for Security Services
 - iv. Simmons & Wheeler, P.C. for Accounting Services
 - v. WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, for General Counsel Services
 - vi. Keesen Landscape Management, Inc., for Landscape Maintenance Services
 - vii. Norris Design, Inc., for Covenant Enforcement and Architectural Review Services
 - viii. Todd Companies, Inc., for Septic System Inspection and Reporting Services
 - ix. Church Onsite Wastewater Consultants for Onsite Wastewater Treatment Engineering Services
 - x. @ Yur Service, LLC for Handyman Maintenance Services
 - g. Consider Ratification of First Addendum to Independent Contractor Agreement with Todd Companies, Inc. for Septic System Inspection and Reporting Services (**enclosure**)
 - h. Consider Approval of Independent Contractor Agreement with M&D Maintenance, LLC for Handyman Services (**enclosure**)
 9. District Manager Report (**Enclosure**—Management Report)
 - a. Review and Consider Approval of Payables (October 1, 2014 – October 6, 2015) (\$40,057.19) (**enclosure**)
 - b. Update on Finished and Landscaped Homes
 10. Construction Update
 11. Other Business
 - a. Next Regular Meeting—October 5, 2016 at 1:00 P.M. (Budget Hearing)
 12. Adjournment