

**AGENDA FOR THE
COMBINED REGULAR BOARD MEETINGS OF THE
BOARDS OF DIRECTORS FOR
REUNION METROPOLITAN DISTRICT,
NORTH RANGE METROPOLITAN DISTRICT NO. 1
AND NORTH RANGE METROPOLITAN DISTRICT NOS. 2 - 5**

**REUNION METROPOLITAN DISTRICT AND
NORTH METROPOLITAN DISTRICT NOS. 2 - 5**

Board of Directors	Position	Term Expires
Martin Zemcik	President	May 2018
Teresa G. Kershisnik	Vice President	May 2016
Scott Custer	Treasurer	May 2016
Jeffrey Kappes	Assistant Secretary	May 2018
Tim E. Roberts	Assistant Secretary	May 2016

NORTH RANGE METROPOLITAN DISTRICT NO. 1

Board of Directors	Position	Term Expires
Travis Book	President	May 2018
Vacant	Vice President	May 2018
Teresa G. Kershisnik	Treasurer	May 2016
Martin Zemcik	Assistant Secretary	May 2016
Tim E. Roberts	Assistant Secretary	May 2016

DATE: Tuesday, November 10, 2015
TIME: 6:30 PM
PLACE: Reunion Recreation Center
17910 East Parkside Drive North
Commerce City CO 80022

1. CALL TO ORDER

RMD	NRMD 1	NRMD 2 - 5
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2. DECLARATION OF QUORUM

RMD	NRMD 1	NRMD 2 - 5
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3. PRESENT DISCLOSURES AND POTENTIAL CONFLICTS OF INTEREST

RMD	NRMD 1	NRMD 2 - 5
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4. APPROVE AGENDA AND LOCATION OF MEETING

RMD	NRMD 1	NRMD 2 - 5
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5. PUBLIC COMMENT

6. CONSENT AGENDA

- A.** Review and Approve Minutes of the August 26, 2015 Special Board Meeting of Reunion Metropolitan District and North Range Metropolitan District Nos. 1 – 5 (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- B.** Review and Approve Minutes of the September 11, 2015 Combined Special Board Meeting of North Range Metropolitan District Nos. 1(enclosed) PAGE

	NRMD 1 ONLY	
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- C.** Review and Approve Minutes of the October 12, 2015 Combined Special Meeting of Reunion Metropolitan District and North Range Metropolitan District Nos. 1 – 5 (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- D.** Review, Consider, and Ratify Approval of Claims (enclosed) PAGE

RMD ONLY		
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- E.** Review and Consider approval of Reunion Homeowners Association Tribunal Recommendations (NONE)

RMD ONLY		
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- F.** Review and Consider Approval of the following documents:
1. RMD - Resolution Adopting Policies and Procedures for Covenant and Rule Enforcement
 2. RMD – Resolution Concerning the Imposition of Systems Development Fees
 3. RMD – Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges
 4. RMD – Resolution Adopting Rules and Regulations
 5. RMD – Resolution Adopting Residential Improvement Guidelines and Site Restrictions
 6. RMD - Resolution Concerning the Imposition of District Fees

RMD ONLY		
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- G.** Review and Consider Approval of Extension to Management Agreement between RMD, NRMD1 and Reunion HOA (enclosed) PAGE

RMD	NRMD 1	
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- H.** Review and Consider Adoption of 2016 Annual Administrative Matters Resolutions (enclosed)
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RMD	NRMD 1	NRMD 2 - 5
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- I.** Review and Consider Adoption of Resolution Regarding May 2016 Election (enclosure) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- J.** Review and Consider Approval of 2016 Management Agreement with MSI, LLC (enclosed) PAGE

RMD ONLY		
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- K.** Review and Consider Approval of Engagement of CliftonLarsonAllen LLP for 2016 Financial
 Services (to be distributed separately)

RMD	NRMD 1	NRMD 2 - 5
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- L.** Review and Consider Approval of Engagement of Haynie and Co. for 2015 Audit Services
 (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- M.** Consider Approval of Engagement of White Bear Ankele Tanaka & Waldron, Attorneys at Law, as
 District General Counsel (enclosure) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- N.** Review and Consider Approval of Renewal of Contract for Landscape Maintenance with Keesen
 Landscape Maintenance, Inc. (enclosed) PAGE

RMD ONLY		
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- O.** Review and Consider Approval of Engagement of Kutak Rock LLP) for bond counsel services
 (enclosure) PAGE

	NRMD 1 ONLY	
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7. FINANCIAL MATTERS

- A. Review and Consider Acceptance of the September 30, 2015 Unaudited Draft Financial Statements (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- B. Conduct Public Hearings to Consider Amending 2015 Budgets (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- C. Consider Adoption of Resolutions to Amend 2015 Budgets (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- D. Conduct Public Hearings to Consider Adoption of 2016 Budgets; Appropriate Expenditures and Certify Mill Levies (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- E. Consider Adoption of Resolutions to Adopt 2016 Budgets, Appropriate Expenditures and Certify Mill Levies (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- F. Review and Consider Approval of 2016 Operations and Funding Agreement with Shea Homes Limited Partnership (enclosed) PAGE

RMD	NRMD 1	NRMD 2 - 5
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- G. Discuss status of proposed refinancing of NRMD1 bonds.

	NRMD 1 ONLY	
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8. ITEMS FROM DISTRICT STAFF

- A. Reunion Homeowners Association Manager Report (enclosed) PAGE

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1. Covenant Enforcement & Architectural Review Reports
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2. Collections Actions

B. Rec Center Operations Manager Report (enclosed) PAGE

1. Review of 2015 facilities, activities and programs
 2. Update of proposed 2016 facilities, activities and programs
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C. Parks and Irrigation Manager Report (enclosed) PAGE

1. Property Maintenance Update and Recommendations for 2016 Capital Improvements
 2. Water Consumption Report
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D. District Manager Report

1. Update on Special Projects
 2. Discuss control of goldfish introduced into ponds by unknown parties
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9. LEGAL MATTERS

Discuss request from City of Commerce City regarding dedication of property to the City for the purposes of additional Right-of-Way in conjunction with Tower Road Widening Project.

RMD ONLY		
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9. ADJOURNMENT

RMD	NRMD 1	NRMD 2 - 5
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**The next regular meeting of the Reunion Metropolitan District, North Range Metropolitan District No. 1 and North Range Metropolitan District Nos. 2 - 5 District Boards of Directors is
Tuesday, February 2, 2016, at 6:30 p.m.
Reunion Recreation Center
17910 East Parkside Drive North, Commerce City CO 80022**