

**AGENDA
 COMBINED SPECIAL BOARD MEETINGS FOR
 BOARDS OF DIRECTORS OF
 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. Kershnik	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. Kershnik	Treasurer	May 2016
Martin Zemcik	Assistant Secretary	May 2016
Tim E. Roberts	Assistant Secretary	May 2016

DATE **Tuesday, February 9, 2016**

TIME: **6:45 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. LEGAL MATTERS (Executive Session Pursuant to § 24-6-402(4)(b), C.R.S.)

- A. Ratify Waiver of Conflict of Interest of White Bear Ankele Tanaka & Waldron related to the Mill Levy Equalization Agreement (enclosed) PAGE 1

RMD	NRMD 1	NRMD 2-5
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- B. Discuss Mill Levy Equalization Agreement Among the Districts

RMD	NRMD 1	NRMD 2-5
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7. REFINANCING OF GENERAL OBLIGATION BONDS FOR NORTH RANGE METROPOLITAN DISTRICT NO. 1

- A. Review and Consider approval of Term Sheet from NBH Bank, N.A. (enclosed) PAGE 4

NRMD 1 ONLY

- B. Consider Approval of terms and conditions of Moody's Rating Application and Agreement (enclosed) PAGE 10

NRMD 1 ONLY

8. CONSENT AGENDA

- A. Approve Minutes of the November 10, 2015 Combined Regular Board Meeting (enclosed) and December 17, 2015 Combined Special Board Meeting (enclosed) PAGE 30

RMD	NRMD 1	NRMD 2 - 5
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- B. Ratify Approval of Claims (enclosed) PAGE 37

RMD

- C. Approve Reunion Homeowners Association Tribunal Recommendations (enclosed) PAGE 47

RMD

- D. Adopt Resolution Designating the Districts' 24-Hour Posting Location (enclosed) PAGE 49

RMD

NRMD 1

NRMD 2 - 5

- E. Ratification of Amended 2016 Annual Administrative Matters Resolution for NRMD1 and NRMD 2-5 (enclosed) PAGES 51 and 56

NRMD 1

NRMD 2 - 5

9. FINANCIAL MATTERS

- A. Review and Consider Acceptance of the December 31, 2015 Unaudited Draft Financial Statements for RMD, NRMD 1 and NRMD 2 (enclosed) PAGES 61, 69, and 75

RMD

NRMD 1

NRMD 2 - 5

10. MATTERS FROM STAFF and CONSULTANTS

- A. MSI, LLC report of covenant violations, delinquent accounts, and other District matters

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1. Covenant Enforcement and Violations Report (enclosed) PAGE 80

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2. Collection Action Report (to be distributed separately)

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3. Review and Consider Approval of the following documents (enclosed)
- RMD - Resolution Adopting Policies and Procedures for Covenant and Rule Enforcement - PAGES 80-1 thru 80-10
 - RMD – Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges – PAGES 80-11 thru 80-24
 - RMD – Resolution Adopting Rules and Regulations – PAGES 80-25 thru 80-111
 - RMD – Resolution Adopting Residential Improvement Guidelines and Site Restrictions – PAGES 80-112 thru 80-163

RMD ONLY

B. Parks and Irrigation Manager Report

1. Property Maintenance Update (enclosed) PAGE 81

2. 2016 Capital Improvement Landscape Projects (enclosed) PAGE 82-A

C. Rec Center Operations Manager Report (enclosed) PAGE 84

1. Pool Facilities

2. Programs & Events Update

D. District Manager Report

1. Underdrain Maintenance Status (enclosed) PAGE 86

11. LEGAL MATTERS (continued) (Executive Session Pursuant to § 24-6-402(4)(b), C.R.S.)

A. Status of request from City of Commerce City for dedication of property for additional right-of-way for Tower Road Widening Project and Consider Approval of actions related thereto.

RMD ONLY

B. Consider Ratification of Conveyance of Landscape Easement from Shea Homes Limited Partnership to Reunion (Enclosed) PAGE 87

RMD

C. Discussion of procedures and critical dates for May 3, 2016 Election.

RMD

NRMD 1

NRMD 2 - 5

12. OTHER

- A. Discuss and consider authorization of expenditures for construction of infrastructure for Reunion Phase 3D located approximately at Walden Road and Reunion Parkway. Discuss if amendments to the existing Infrastructure Acquisition and Reimbursement Agreement are needed (enclosed) PAGE 94

RMD ONLY

13. ADJOURNMENT

RMD	NRMD 1	NRMD 2 - 5
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**The next regular meeting of the Reunion Metropolitan, North Range Metropolitan District No. 1
and North Range Metropolitan District Nos. 2 - 5 District Boards of Directors is
Tuesday, May 3, 2016 at 6:30 p.m. at
Reunion Recreation Center
17910 East Parkside Drive North, Commerce City CO 80022**