

HORIZON METROPOLITAN DISTRICT NOS. 1 & 3-10

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
David Crowder, Jr.	President & Chairperson	May 2027
Karen Voit	Vice President	May 2025
Jason Rutt	Secretary	May 2025
Lisa Garcia	Treasurer	May 2025
Vacant	Asst. Secretary	May 2027

Date: November 21, 2024 (Thursday)

Time: 9:15 A.M.

Place: MS Teams & Teleconference

Join the meeting now

Meeting ID: 283 195 099 895; Passcode: 7SYhy5

Dial in by phone

[+1 720-721-3140](tel:+17207213140).,[942999434#](tel:+1942999434); Phone conference ID: 942 999 434#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person)
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – October 2, 2024, Regular Meeting.
- B. Contract Modifications Report.
- C. Ratification of Payment of Claims.
- D. Approval of 2025 Administrative Matters Resolution
- E. Approval of 2025 Meeting Resolution
- F. Approval of 2025 Regular Special District Election Resolution for District No. 1
- G. Approval of 2025 Regular Special District Election Resolution for District No. 3
- H. Approval of 2025 Regular Special District Election Resolution for District No. 4
- I. Approval of 2025 Regular Special District Election Resolution for District No. 5
- J. Approval of 2025 Regular Special District Election Resolution for District No. 6
- K. Approval of 2025 Regular Special District Election Resolution for District No. 7
- L. Approval of 2025 Regular Special District Election Resolution for District No. 8
- M. Approval of 2025 Regular Special District Election Resolution for District No. 9
- N. Approval of 2025 Regular Special District Election Resolution for District No. 10
- O. Approval of First Amendment to Public Records Policy

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Status Review of Landscape Maintenance Contractor.
- C. Community Management Report.
 - i. Community Enforcement Activities.
- D. Consider and Approval of 2025 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. BrightView Landscape Services
 - ii. Express Mulching and Soil
 - iii. Game, Set, Match
 - iv. On Demand Concrete
 - v. Radiant Lighting
 - vi. S.A. Miro
 - vii. CoHere Life, Inc.
- E. Report on Alley Conditions, Estimates for Repairs and Replacement, and Recommendation from Management Team.
- F. Consider Authorization of District Manager to Execute 2025 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2025 Budget.

IV. CAPITAL INFRASTRUCTURE ITEMS

V. FINANCIAL ITEMS

- A. Review Unaudited Financial Statements for the period ending September 30, 2024..
- B. Public Hearing regarding the Proposed Amended 2024 Budgets.
- C. Consider Adoption of Amended 2024 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed 2025 Budgets.
- E. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- F. Consider engagement with Biggs Kofford for 2024 Audits.

VI. LEGAL ITEMS

- A. Consideration and Approval of Funding and Reimbursement Agreement between District No. 1 and Horizon Uptown (Denver) SPV, LLC or an affiliate ("HUSPV"), and in connection therewith, the issuance of a Subordinate Note to secure repayment of Operating Advances.
- B. Consideration and Approval of Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and HUSPV, and in connection therewith, the issuance of a Subordinate Note to secure repayment of Capital Advances.
- C. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 1 for Certain Real Property Owned by HUSPV.
- D. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 3 for Certain Real Property Owned by HUSPV.

- E. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 4 for Certain Real Property Owned by HUSPV.
- F. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 5 for Certain Real Property Owned by HUSPV.
- G. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 6 for Certain Real Property Owned by HUSPV.
- H. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 7 for Certain Real Property Owned by HUSPV.
- I. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 8 for Certain Real Property Owned by HUSPV.
- J. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 9 for Certain Real Property Owned by HUSPV.
- K. Public Hearing to Consider Petition for the Inclusion of Land into Horizon Metropolitan District No. 10 for Certain Real Property Owned by HUSPV.
- L. Public Hearing to Consider Petition for the Exclusion of Land from Horizon Metropolitan District No. 1 for Certain Real Property Owned by HUSPV.
- M. Public Hearing to Consider Petition for the Exclusion of Land from Horizon Metropolitan District No. 4 for Certain Real Property Owned by HUSPV.
- N. Public Hearing to Consider Petition for the Exclusion of Land from Horizon Metropolitan District No. 5 for Certain Real Property Owned by HUSPV.
- O. Public Hearing to Consider Petition for the Exclusion of Land from Horizon Metropolitan District No. 6 for Certain Real Property Owned by HUSPV.
- P. Public Hearing to Consider Petition for the Exclusion of Land from Horizon Metropolitan District No. 7 for Certain Real Property Owned by HUSPV.
- Q. Public Hearing to Consider Petition for the Exclusion of Land from Horizon Metropolitan District No. 8 for Certain Real Property Owned by HUSPV.
- R. Public Hearing to Consider Petition for the Exclusion of Land from Horizon Metropolitan District No. 9 for Certain Real Property Owned by HUSPV.
- S. Public Hearing to Consider Petition for the Exclusion of Land from Horizon Metropolitan District No. 10 for Certain Real Property Owned by HUSPV.
- T. Consideration and Approval of Covenant/Design Standard Enforcement, Fine Imposition, and Dispute Resolution Policy

VII. DIRECTOR ITEMS

- A. Board Discussion on process it will use at year end to evaluate the Management Company.

VIII. EXECUTIVE SESSION – If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

IX. ADJOURNMENT

******The next Regular Meeting is scheduled for April 2, 2025******