

HIDDEN CREEK METROPOLITAN DISTRICT

8390 E. Crescent Pkwy., Suite 300
Greenwood Village, CO 80111
Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: December 9, 2024

TIME: 3:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWFjM2IxOWEtMWFIYi00ODdlLWI5OTctNjlhMGE4YzAwNTEz%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 645 173 293#

Board of Directors

Aaron Loeck
Kacy Flemons
VACANT
VACANT
VACANT

Office

President
Secretary/Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary

Term Expires

May, 2025
May, 2025
May, 2025
May, 2027
May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of Minutes from the December 4, 2023, Special Board meeting (enclosure).
- F. Consider adoption of Annual Resolution (enclosure).
 1. Election of Officers.

2. Regular Meeting Date/Location.

II. FINANCIAL MATTERS

- A. Conduct Public Hearing to consider amendment of the 2024 Budget.
 1. Public Comment Period.
 2. Consider adoption of Resolution Approving Proposed 2024 Budget Amendment (enclosure).
- B. Conduct Public Hearing on the proposed 2025 Budget.
 1. Public Comment Period.
 2. Consider adoption of Resolution Approving Proposed 2025 Budget and Appropriate Sums of Money (enclosures).
- C. Discuss statutory requirements for an audit. Review and consider approval of engagement letter with Dazzio & Associates, PC to prepare the 2024 Audit (enclosure).
- D. Review and consider acceptance of September 30, 2024 Unaudited Financial Statements and Cash Position Schedule (enclosure).
- E. Review and ratify approval of previous claims (enclosure).
- F. Discuss opening ColoTrust Account (enclosure).

III. MANAGER MATTERS

- A. Review and consider approval of CliftonLarsonAllen LLP Statement(s) of Work for 2025 (enclosures).
- B. Review and consider approval of Property & Liability Coverage renewal for 2025. Discuss changes needed to property schedule (if any) (enclosure).
- C. Review and consider approval of workers' compensation coverage for 2025 (enclosure).
- D. Consider authorization of renewing membership in the Special District Association for 2025.
- E. Designate website compliance coordinator.
- F. Review and consider approval of proposal from Allyant for website document remediation in the amount of \$1,139.00 (enclosure).
- G. Authorize Board member or committee to work with District staff to transition website to ADA compliant hosting platform (enclosure).

IV. LEGAL MATTERS

- A. Discuss Memorandum regarding HB 21-1110 and Rules Establishing Technology Accessibility Standards.
 - 1. Consider adoption of Resolution Adopting Technology Accessibility Statement (enclosure).
- B. Review and consider adoption of Amended and Restated Outstanding Advance and Reimbursement Obligation Form for Operation Expenses (enclosure).
- C. Review and consider adoption of Amended and Restated Outstanding Advance and Reimbursement Obligation Form for Capital Expenses (enclosure).
- D. Review and consider approval of letter extension of Loan Obligation Date for Advance and Reimbursement Agreement (Operations and Maintenance Expenses) from LGI Homes-Colorado, LLC (enclosure).
- E. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 28, 2025. Discuss need for ballot issues and/or questions.
 - 1. Consider approval of engagement of Community Resource Services of Colorado, LLC.
- F. Review 2024 Legislative Memorandum (enclosure).

V. MANAGER MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no more regular meetings scheduled for 2024.