

# **TURION SOUTH METROPOLITAN DISTRICT NOS. 1-10**

## **NOTICE OF REGULAR MEETING AND AGENDA**

<b><u>Board Of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Robert Eck	President & Chairperson	May 2025
Bradley Lenz	Treasurer	May 2027
Donald Guerra	Secretary	May 2027
Vacancy	Director	May 2025
Vacancy	Director	May 2025

**Date: November 21, 2024 (Thursday)**

**Time: 12:00 P.M.**

**Place: ZOOM & Teleconference**

[Click here to join the meeting](#)

Meeting ID: 280 802 808 434; Passcode: JMskX6

**Or call in (audio only)**

+1 720-721-3140,,511451903#; Phone Conference ID: 511 451 903#

### **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 – November 16, 2023, Regular Meeting, November 16, 2023, Annual Meeting, June 19, 2024, Special Meeting.
- B. Ratification of Payment of Claims.
- C. Approval of 2025 Administrative Matters Resolution.
- D. Approval of District No. 1 2025 Regular Special District Election Resolution.
- E. Approval of District No. 2 2025 Regular Special District Election Resolution.
- F. Approval of District No. 3 2024 Regular Special District Election Resolution.
- G. Approval of District No. 4 2025 Regular Special District Election Resolution.
- H. Approval of District No. 5 2025 Regular Special District Election Resolution.
- I. Approval of District No. 6 2025 Regular Special District Election Resolution.
- J. Approval of District No. 7 2025 Regular Special District Election Resolution.
- K. Approval of District No. 8 2025 Regular Special District Election Resolution.
- L. Approval of District No. 9 2025 Regular Special District Election Resolution.
- M. Approval of District No. 10 2025 Regular Special District Election Resolution.
- N. Approval of 2025 Meeting Resolution.
- O. Approval of Second Amendment to Public Records Policy.

### **III. DISTRICT MANAGER ITEMS**

- A. District Manager's Report.

### **IV. FINANCIAL ITEMS**

- A. Ratification of 2023 Audit Exemptions for District Nos. 1-10.
- 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.

### **V. LEGAL ITEMS**

- A. Consideration and Approval of Second Amendment to Second Amendment to Funding and Reimbursement Agreement between District No. 1 and Front Range Investment Holdings, LLC, and in connection therewith, the Refunding of a Subordinate Note and Issuance of a new Subordinate Note to secure District No. 1's repayment obligation to Front Range Investment Holdings, LLC.
- B. Consideration and Approval of Second Amendment to Second Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and Front Range Investment Holdings, LLC for organization costs and capital advances.
- C. Discuss Potential 2025 Election to Waive New Property Tax Revenue Limit.

### **VI. DIRECTOR COMMENT**

### **VII. EXECUTIVE SESSION**

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

### **VIII. ADJOURNMENT**

**\*\*\*The next Regular Meeting is scheduled for November 20, 2024\*\*\***