

COLORADO CROSSING METROPOLITAN DISTRICT NOS. 1-3

405 Urban St., Suite 310
Lakewood, Colorado 80228
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NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Michael Sandene	President	May, 2027
Paige Langley	Secretary	May, 2025
Andrew Klein	Treasurer	May, 2025
Megan Waldschmidt	Assistant Secretary	May, 2027
Jason Pock	Assistant Secretary	May, 2025

DATE: Thursday, February 20, 2025

TIME: 10:00 a.m.

PLACE: Via Zoom

The meeting can be joined through the directions below:

To Join Zoom Meeting

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

To Join by phone: 1 (719) 359 - 4580

One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum, call to order, present disclosures of potential conflicts of interest.
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- B. Approve agenda, confirm location of meeting, posting of meeting notices and designate 24-hour posting locations.
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- C. Public / Community Comment.

Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes per person.

- D. Review and consider approval of the Minutes from the November 21, 2024 regular meetings and November 21, 2024 Annual Meeting for District No. 2 (enclosures).
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II. FINANCIAL MATTERS

- A. **District No. 1** - Review and consider approval of Schedule of Cash Position (enclosure).
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- B. **District No. 1** - Consider ratification of previous claims and approval of current claims (enclosure).
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- C. Discuss acceptance of and reimbursement for verified District eligible costs:
1. Review and consider acceptance of Engineer's Report and Certification #42, dated _____ prepared by Ranger Engineering, LLC ("Ranger") (to be distributed).

 2. Authorize reimbursement to Interquest Westside LLC under Facilities Funding and Acquisition Agreement, as amended, in the amount of costs verified by Ranger, if any.

 3. Authorize payments to vendors in the amounts as verified and described in Engineer's Report and Certification #42 prepared by Ranger.

 4. **District No. 2** - Authorize and approve requisition of funds pursuant to the 2020A-2 Bonds, and 2020B-2 Bonds and authorize necessary actions in conjunction therewith.

III. LEGAL MATTERS

- A. **District No. 1** – Conduct Public Hearing to consider inclusion of approximately 5.000 acres of property owned by Interquest Westside LLC into the boundaries of Colorado Crossing Metropolitan District No. 1 and consider adoption of a Resolution for Inclusion of Real Property (enclosures: Petition and Resolution).
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- B. **District No. 1** – Acknowledge Declaration of Covenants Concerning Payment in Lieu of Taxes by Interquest Westside LLC for the benefit of Colorado Crossing Metropolitan District No. 1 (Lots 1, 3 and 4, Victory Ridge Filing No. 15) (enclosure).
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- C. **District No. 1** – Review Special Warranty Deed from Interquest Westside LLC to Colorado Crossing Metropolitan District No.1 and accept the conveyance of Tract A, Colorado Crossing Filing No. 3, City of Colorado Springs, County of El Paso, State of Colorado.
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- D. **District No. 1** – Review Special Warranty Deed from Interquest Westside LLC to Colorado Crossing Metropolitan District No.1 and accept the conveyance of Tract D, Colorado Crossing Filing No. 1A, City of Colorado Springs, El Paso County, Colorado.
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- E. **District No. 1** – Review and consider approval of a Bill of Sale for Block 5, Tract B from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- F. **District No. 1** – Review and consider approval of a Bill of Sale for Filing 8 (Storm along Voyager) from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- G. **District No. 1** – Review and consider approval of a Bill of Sale for Filing 9 (Garrett Storm) from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- H. **District No. 1** – Review and consider approval of a Bill of Sale for Filing 9 (Liberty View and Democracy Intersection) from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- I. **District No. 1** – Review and consider approval of a Bill of Sale for Filing 9 (Mineral Springs) from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- J. **District No. 1** – Review and consider approval of a Bill of Sale for Planning Area B from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- K. **District No. 1** – Review and consider approval of a Bill of Sale for Planning Area F (Remedy) from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- L. **District No. 1** – Review and consider approval of a Bill of Sale for Storm Drain Facility Parcel from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- M. **District No. 1** – Review and consider approval of a Bill of Sale for Strategic Storage Storm from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Storm Drain Improvements (enclosure).
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- N. **District No. 1** – Review and consider approval of a Bill of Sale for Victory Ridge Filing 9, Tract E, Park Improvements from Interquest Westside LLC to Colorado Crossing Metropolitan District No. 1 and acknowledge acceptance of the conveyance of such Park Improvements (enclosure).
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IV. **MANAGER MATTERS**

- A. **District No. 1** - Discuss status of certain maintenance items, including but not limited to the below listed items, District services for 2025, and authorize necessary actions associated therewith:
- Landscaping/Irrigation
 - Roadway patching
 - Sidewalk and curb & gutter repair
 - Security Improvements
 - Elevator maintenance
 - Fire extinguishers/signage maintenance.
 - Cleaning
 - 30 Minute parking
- B. **District No. 1** – Review and consider approval of Master Service Agreement for Maintenance Services between District No. 1 and Robertson Lawn Sprinkler Co. d/b/a Robertson’s Landscaping (“Maintenance MSA”) (enclosure).
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1. Review and consider approval of Task Order No. 1 under Maintenance MSA for 2025 Parking Garage Maintenance (enclosure).
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2. Review and consider approval of Task Order No. 2 under Maintenance MSA for 2025 Community Park Maintenance (enclosure).

3. Review and consider approval of Task Order No. 3 under Maintenance MSA for 2025 Maintenance (enclosure).

C. **District No. 1** – Ratify approval of Service Agreement for Fence Installation Services between District No. 1 and Peak Fencing, Inc. d/b/a Peak Fencing (enclosure).

D. **District No. 1** – Review and consider approval of Service Agreement from Western States Fire Protection Co. for inspection and testing of Fire Protection Systems & Equipment (enclosure).

E. **District No. 1** – Review and consider approval Park Facilities Reservation Policies Manual and consider adoption of Resolution Adopting Park Facilities Reservation Policies Manual (enclosure)

V. OTHER BUSINESS

A. Other.

VI. ADJOURNMENT

The next regular meeting is scheduled for March 20, 2025.