

COLORADO CROSSING METROPOLITAN DISTRICT NOS. 1-3

405 Urban St., Suite 310
Lakewood, Colorado 80228
720-213-6621
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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, April 18, 2024

TIME: 10:00 a.m.

PLACE: Via Zoom

The meeting can be joined through the directions below:

<https://us02web.zoom.us/j/7636703470>

Meeting ID: 763 670 3470

Participant Code: press #

Dial In: 1-720-707-2699

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 and posting of meeting notices.
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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 February 15, 2024 regular meetings (enclosures).
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II. FINANCIAL MATTERS

- A. **District Nos. 1, 2 and 3** - Review and consider approval of Schedule of Cash Position (enclosures).
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B. **District No. 1** - Consider ratification of previous claims and approval of current claims (enclosure).

C. Discuss acceptance of and reimbursement for verified District eligible costs:

1. Review and consider acceptance of Engineer's Report and Certification #37, dated April 15, 2024 prepared by Ranger Engineering, LLC ("Ranger") (enclosure).

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 #37 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 (enclosure).

III. LEGAL MATTERS

A. Discuss and consider approval of a Release and Settlement Agreement between Colorado Crossing Metropolitan District No. 1 and the City of Colorado Springs, Colorado.

IV. MANAGER MATTERS

A. **District No. 1** - Discuss status of certain maintenance items, including but not limited to the below listed items and authorize necessary actions associated therewith:

- Landscaping/Irrigation
- Roadway patching
- Sidewalk and curb & gutter repair
- Security Improvements
- Elevator maintenance
- Fire extinguishers/signage maintenance.
- Cleaning

B. Discuss and consider ratifying approval of Change Order Nos. 1 and 2 to the Fire Inspection Service Agreement with Western States Fire Protection Co. (enclosures).

C. Discuss and consider ratifying approval of Service Agreement for Parking Garage Maintenance with Tutt Service Enterprise, LLC (enclosure).

D. Discuss and consider ratifying approval of Service Agreement for Electrical Installation with Encore Electric, Inc. (enclosure).

E. Discuss and consider ratifying approval of Service Agreement for Video Monitoring Installation with Advantage Security, Inc. (enclosure).

F. Discuss and consider approval of Addendum to Elevator Preventative Maintenance Agreement between the District and Schindler Elevator Corporation to clarify the frequency of billing.

V. OTHER BUSINESS

A. Other.

VI. ADJOURNMENT

The next regular meeting is May 16, 2024 at 10:00 a.m. via Zoom.