

# LARKRIDGE METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
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## NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Shell D. Cook	President	2022/May 2022
Jonathan Perlmutter	Treasurer	2023/May 2023
Jay Perlmutter	Assistant Secretary	2023/May 2023
Douglas Ernst	Assistant Secretary	2022/May 2022
Brian S. Heinze	Assistant Secretary	2023/May 2023
Ann E. Finn	Secretary	

DATE: June 8, 2021

TIME: 11:00 a.m.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD VIA ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE SEE THE BELOW REFERENCED ZOOM MEETING INFORMATION.

<https://us02web.zoom.us/j/88049710223?pwd=WUY2eTUyQ3lHK1NlaGJYVDNlaXZnZz09>

**Phone:** 1 (346) 248-7799 or 1 (669) 900-9128

**Meeting ID:** 880 4971 0223

**Password:** 352893

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Confirm quorum, location of meeting and posting of meeting notices and designate 24 hour posting location. Approve Agenda.
- C. Review and approve the Minutes of the November 2, 2020 Special Meeting (enclosure).
- D. Consider authorizing interested Board Members to attend the 2021 Special District Association’s Annual Conference in Keystone on September 14, 15 and 16, 2021.

II. PUBLIC COMMENTS

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

III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for periods indicated below (enclosures):

Fund	Period ending Nov. 12, 2020	Period ending Dec. 9, 2020	Period ending January 20, 2021	Period ending February 8, 2021
General	\$ 9,439.32	\$ 20,646.04	\$ 5,217.16	\$ 10,359.15
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 9,439.32</b>	<b>\$ 20,646.04</b>	<b>\$ 5,217.16</b>	<b>\$ 10,359.15</b>

Fund	Period ending March 26, 2021	Period ending April 23, 2021	Period ending May 25, 2021
General	\$ 5,083.46	\$ 3,670.00	\$ 3,500.59
Capital	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 5,083.46</b>	<b>\$ 3,670.00</b>	<b>\$ 3,500.59</b>

- B. Review and accept unaudited quarterly financial statements through the period ending March 31, 2021 and the schedule of cash position statement dated March 31, 2021 (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2020 Budget. Consider adoption of Second Amendment to Resolution to Amend the 2020 Budget (enclosure).
- D. Review and consider approval of 2020 (draft audit – enclosed) Audit and authorize execution of Representations Letter (enclosure).
- E. Consider setting the date for a Public Hearing to adopt the 2022 Budget for October 12, 2021, at 11:00 a.m., to be held at Jordon Perlmutter & Co., 1601 Blake St. Suite 600, Denver, CO 80202 or virtually pending COVID-19 restrictions.
- F. Acknowledge direction from the Board for the District to pay reasonable attorney’s fees of JP Thornton LLC relative to conveyance of public improvements to the District.

IV. LEGAL MATTERS

- A. Review and consider approval of Operation Funding Agreement by and between Larkridge Metropolitan District No. 1 (the “District”) and JP Thornton LLC (to be distributed).
- B. Discuss status of conveyance of Easements.
  - 1. Rescind approval of the following:
    - a. Easement Agreement (District Road - Parcel 4) between Home Depot U.S.A., Inc. and the District.
    - b. Easement Agreement (Storm Drainage - Parcel 20) between Waitt I-25, LLC and the District.
    - c. Easement Agreement (Storm Drainage – Parcels 24-27) between Home Depot U.S.A., Inc. and the District.
    - d. Easement Agreement (Monument Signs 6, 7, and 8) between Site B LLC and the District.
    - e. Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 6, 7, and 8) between Site B LLC and the District.
  - 2. Review and approve the following:
    - a. Easement Agreement (Monument Signs 6, 8, and 9) between Site B LLC and the District (to be distributed).
    - b. Monument Funding and Acquisition Agreement, with attached Bill of Sale (Monument Signs 6, 8, and 9) between Site B LLC and the District (to be distributed).
    - c. Easement Agreement (District Road - Parcel 4) between HD Development of Maryland, Inc. and the District.
    - d. Easement Agreement (Storm Drainage - Parcel 20) between ThornCo Land Holdings, LLC and the District.
    - e. Easement Agreement (Storm Drainage – Parcels 24-27) between HD Development of Maryland, Inc. and the District.
- C. Review and consider adoption of Second Amendment to Resolution No. 2013-11-04; Resolution Regarding Colorado Open Records Act Requests (enclosure).

V. OPERATIONS

- A. Discuss Operation and Maintenance Agreement between Thornton 164 LLC and the District (referenced in the Easement Agreements).
- B. Discuss need for Service Agreement for Locate Services.

VI. ADJOURNMENT

**THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 12, 2021 – BUDGET HEARING.**