

CENTERRA SOUTH METROPOLITAN DISTRICT NOS. 1 - 3

NOTICE OF ORGANIZATIONAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Term Expires</u>
Tim DePeder	May 2025
Kyle Harris	May 2027
Rishi Loona	May 2025
Kim Perry	May 2027
Vacant	May 2027

DATE: December 19, 2023 (Tuesday)

TIME: 1:00 p.m.

PLACE: Via MS Teams

[Click here to join the meeting](#)

Meeting ID: 239 137 179 157 Passcode: fHtYgV

Or call in (audio only)

[+1 720-721-3140,,446905118#](#) Phone Conference ID: 446 905 118#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum.
- B. Call to Order.
- C. Qualification of Board Members/Oaths of Office and Bonds.
- D. Director Disclosure of any potential Conflicts of Interest.
- E. Approve Agenda.
- F. Confirm Location of Meeting, Posting of Meeting Notices.
- G. Public Comment. Limited to three (3) minutes per person.
- H. Discuss Duties of Board, President, Secretary, and Treasurer, and Consider Election of Officers.
- I. Discuss Governmental Immunity Memo.
- J. Consideration and Approval of Resolution Providing for the Defense and Indemnification of Directors and Employees of the District.
- K. Consider Engagement of a District Manager, Accountant, and Project Administrator.
- L. Consider and Approve Engagement of Icenogle Seaver Pogue, P.C. as General Counsel for the District.
- M. Discuss Insurance Requirements (public officials' liability, general liability, directors and officers liability, and workers' compensation) and Consider Adoption of Resolution to obtain coverage through the Colorado Special Districts Property and Liability Pool.
- N. Consideration and Approval of Joining the Special District Association.
- O. Consideration and Approval of Establishing a Districts' Website.
- P. Consent to be listed on District Manager and Icenogle Seaver Pogue, P.C. Websites.

II. FINANCIAL ITEMS

- A. Consider/ratify approval of execution of: (1) Form SS-4 Application for Employer Identification Number; (2) Application for Sales Tax Exemption for Colorado Organizations; and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks.
- B. Public Hearing on Proposed 2023 Budgets.
- C. Consider Adoption of 2023 Budgets; Consider Approval of Resolution to Adopt Budgets; and Appropriate Sums of Money.
- D. Public Hearing on Proposed 2024 Budgets.
- E. Consider Adoption of 2024 Budgets; Consider Approval of Resolutions to Adopt Budgets; and Appropriate Sums of Money.
- F. Consider Establishing a District checking account.

III. CAPITAL INFRASTRUCTURE ITEMS

IV. LEGAL ITEMS

- A. Consideration and Approval of Organizational Matters Resolution, including Director Fees.
- B. Consideration and Approval of 2024 Meeting Resolution Establishing Regular Meeting Dates, Times, and Location, and Designating Locations for Posting of 24-Hour Notices.
- C. Consideration and Approval of Resolution Adopting a Public Records Policy Regarding the Inspection, Retention and Disposal of Public Records.
- D. Consideration and Approval of Resolution Approving Data Protection Policy for Protecting and Destroying Customer Information Maintained by the District.
- E. Consideration and Approval of Establishing District Investment Policy.
- F. Consideration and Approval of an Intergovernmental Agreement Concerning District Improvements and Operations among Centerra South Metropolitan District Nos. 1 – 3.
- G. Consideration and Approval of Improvement Acquisition, Advance and Reimbursement Agreement and, in connection therewith, the issuance of a Subordinate Note to secure repayment of organization costs and capital advances.
- H. Consideration and Approval of Funding and Reimbursement Agreement and, in connection therewith, the issuance of a Subordinate Note to secure repayment of operating advances.
- I. Consideration and Acceptance of Assignment from Centerra South Development, Inc. of Certain Obligations Pursuant to the Master Financing and Intergovernmental Agreement.
- J. Acknowledgement and Acceptance of Obligations Imposed on the Districts in the Master Financing and Intergovernmental Agreement.

V. OTHER ITEMS

VI. ADJOURNMENT