

SPECIAL MEETING
ESTANCIA METROPOLITAN DISTRICT
6800 South Liverpool Street, Suite A
Aurora, Colorado
October 26, 2016
2:30 P.M.

Harvey Alpert, President	Term to May 2020
Carol Bransfield, Assistant Secretary	Term to May 2020
Rodney Alpert, Assistant Secretary	Term to May 2020
Scott Alpert, Secretary/Treasurer	Term to May 2018
Tanya Alpert, Assistant Secretary	Term to May 2018

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosure
3. Approval of Agenda
4. Public Comment (Items Not on the Agenda)
5. **Consent Agenda Items** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)
 - a. Approval of Minutes from the October 7, 2015 Regular Meeting (**enclosure**)
 - b. Adoption of Resolution No. 2016-10-01: 2017 Administrative Matters Resolution (**enclosure**)
 - c. Adoption of Resolution No. 2016-10-02: Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (**enclosure**)
 - d. Consider Approval of Eighth Amendment to Funding and Reimbursement Agreement with Estancia 80, LLC (**enclosure**)
 - i. Consider Issuance of Promissory Note to Estancia 80, LLC (**enclosure**)
 - e. Review and Consider Approval of Payables (October 7, 2015 – October 26, 2016) (\$41,191.36) (**enclosure**)
 - f. Approval and Renewal of Consultant Agreements for 2017 Services (copies of full agreements available upon request; no changes in fees proposed unless otherwise noted):
 - i. Summit Management & Consulting Services, LLC for District Management Services
 - ii. Summers and Associates, LLC for Construction Management Services
 - iii. Simmons & Wheeler, P.C. for Accounting Services

- iv. WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, for General Counsel Services
- v. Keesen Landscape Management, Inc., for Landscape Maintenance Services
- vi. Todd Companies, Inc., for Septic System Inspection and Reporting Services
- vii. Church Onsite Wastewater Consultants for Onsite Wastewater Treatment Engineering Services
- viii. @ Yur Service, LLC for Handyman Maintenance Services
- g. Ratification of Second Addendum to Independent Contractor Agreement with Todd Companies, Inc. for Septic System Inspection and Reporting Services (**enclosure**)
- h. Ratification of Independent Contractor Agreement with WYOCO Erosion Control for Erosion Control Services (**enclosure**)
- i. Ratification of First Amendment to Agreement with Norris Design, Inc., for Covenant Enforcement and Architectural Review Services (**enclosure**)
- j. Approval of Independent Contractor Agreement with New Visions LM, LLC for Handyman Services (**enclosure**)
- k. Approval of Independent Contractor Agreement with Keesen Enterprises for Snow Removal Services for 2016-2017 Winter Season (**enclosure**)
- l. Approval of Termination of Agreement with M&D Maintenance, LLC for Handyman Services (**enclosure**)
- 6. Financial Matters
 - a. Consider Ratification of Payment of Claims (\$_____) (to be distributed)
 - b. Consider Approval of Additional Claims (\$_____) (to be distributed, if any)
 - c. Consider Acceptance of Financial Statements as of August 31, 2016 (**enclosure**)
 - d. Conduct Public Hearing on 2017 Budget and Adoption of Resolution No. 2016-10-03 Adopting 2017 Budget (**enclosure**)
- 7. Legal Matters
- 8. District Manager Report (**Enclosure**—Management Report)
 - i. Update on Finished and Landscaped Homes
 - ii. Update on Landscaping of 6963 South Espana Way
 - iii. Discuss Dumping of Construction Materials on Vacant Lots
- 9. Construction Update
- 10. Other Business

- a. Next Regular Meeting—October 4, 2017 at 1:00 P.M. (Budget Hearing)
11. Adjournment