

**SPECIAL MEETING**  
**LEYDEN RANCH METROPOLITAN DISTRICT**  
2154 E. Commons Ave., Suite 2000, Centennial, CO  
November 30, 2016  
1:00 p.m.

**Board of Directors**

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Bryant Winslow, President	Term Expires May 2020
Floyd Winslow, Jr., Secretary/Treasurer	Term Expires May 2020
Richard H. Vander Meer, Vice President	Term Expires May 2020

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AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Conflict Disclosure
3. Approval of Agenda
4. Approval of Minutes – November 24, 2016
5. General Matters:
  - a. 2017 Annual Administrative Resolution
  - b. Special District Public Disclosure Pursuant to § 32-1-809, C.R.S.
  - c. Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges
6. Financial
  - a. Payables/Financials
  - b. 2016 Budget Amendment Hearing/Adoption of Resolution Amending 2016 Budget
  - c. 2017 Budget Hearing/Adoption of Budget Resolution
  - d. \$275,000 Regional Improvement Payment to Arvada
  - e. Taylor Morrison Development Fee Payments/Lien Releases
  - f. Leyden Properties, LLC O/M Advance Repayment Status
7. Public Improvement/Formation Cost Reimbursement
  - a. Taylor Morrison Public Improvement Reimbursement Application
  - b. IDES Ratify Engagement
  - c. IDES Public Improvement Cost Reimbursement Evaluation Report (\$5.8M)
  - d. Open Space/Landscape Private HOA Ownership, Maintenance (Not District Funded)
  - e. Storm Drainage (\$937,000) – Private vs. District
  - f. District Public Improvement Cost Acceptance Letter
  - g. Leyden Properties, LLC Formation and Capital Advance Reimbursement Submittal
  - h. Discussion Bond Timing (Bond Resolution Approval December, PLOM Post Jan 19, Close Feb 9)
8. 2017 Development Outlook

Next Meeting to Adopt Bond Resolution TBD/Adjourn