

**SPECIAL MEETING  
ESTANCIA METROPOLITAN DISTRICT**

*Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Public Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconferencing and can be joined through the directions below:*

<https://zoom.us/j/92696308646?pwd=YnNEMDI4blZkaGhYSVhaYjdYYUdwUT09>

Meeting ID: 926 9630 8646  
Password: 754331  
Call-in Number: 1-669-900-9128

Wednesday, February 24, 2021  
2:00 P.M.

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Harvey Alpert, President	Term to May 2023
Carol Bransfield, Secretary/Treasurer	Term to May 2023
Rodney Alpert, Assistant Secretary	Term to May 2023
Kevin T.K. Sullivan, Assistant Secretary	Term to May 2022
Jason Dassinger, Assistant Secretary	Term to May 2022

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**AGENDA**

- 1. ADMINISTRATIVE MATTERS**
  - a. Call to Order
  - b. Declaration of Quorum and Confirmation of Director Qualifications
  - c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
  - d. Approval of Agenda
  
- 2. PUBLIC COMMENT (Items Not on the Agenda)**
  
- 3. 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. Enclosures included in electronic packets only; hard copies available upon request.)**
  - a. Approval of Minutes from October 14, 2020 Special Meeting (**enclosure**)
  - b. Ratification and Approval of Payment of Claims (October 1, 2019 – February 24, 2021) (\$118,337.10) (**enclosure**)
  - c. Acceptance of Unaudited Financial Statements as of December 31, 2020 (**to be distributed**)
  - d. Ratification of Second Addendum to Independent Contractor Agreement for Landscape Maintenance Services with Keesen Landscape Management, Inc. (“Keesen”) for Plant Material Winter Watering (\$1,800) (**enclosure**)
  - e. Ratification of Settlement Agreement by and between the District, Estancia 80, LLC, and South Metro Fire Rescue Fire Protection District Related to Sale of 6730 S. Espana Way (**enclosure**)

- i. Acknowledgement by District of Acknowledgement and Consent to the Covenants and Restrictions of Estancia by Homeowners of 6730 S. Espana Way (**enclosure**)

**4. FINANCIAL MATTERS**

- a.

**5. LEGAL MATTERS**

- a. Conduct Public Hearing on Inclusion of Real Property (6730 S. Espana Way) into the District and Consider Adoption of Resolution No. 2021-02-01: Order for Inclusion of Real Property (**enclosure**)

**6. DISTRICT MANAGER MATTERS (Enclosure – Management Report)**

- a. General Update
- b. Consider Approval of Third Addendum to Independent Contractor Agreement for Landscape Maintenance Services with Keesen for Detention Pond Cleanup (\$7,982.61) (**enclosure**)
- c. Consider Approval of Amended and Restated Rules and Regulations for On-Site Wastewater Treatment Systems (**enclosure**)
- d. Discuss District Website
- e. Discuss Status of Proposals for Installation of Mailbox Kiosk Structure
- f. Discuss Status of Installation of Power Service at Community Entrance

**7. COVENANT ENFORCEMENT AND COLLECTIONS MATTERS**

- a. General Update from Manager
- b. Discuss Status of Collection Accounts

**8. OTHER BUSINESS**

- a. Next Regular Meeting - October 13, 2021, at 1:00 P.M. (2022 Budget Hearing)

**9. ADJOURNMENT**