

**HANCE RANCH METROPOLITAN DISTRICT**  
**SPECIAL MEETING**  
Via Teleconference

Wednesday, August 26, 2020 at 11:00 a.m.

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Matthew Gayda Cavanaugh, President	Term to May 2022
Guillaume Pouchot, Secretary	Term to May 2022
Charles R. Hauptman, Treasurer/Assistant Secretary	Term to May 2022
VACANT	Term to May 2020
VACANT	Term to May 2020

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

Link: <https://zoom.us/j/93950188944?pwd=N0JGd245U1pFcWdhZGZPalpIbWZ0QT09>  
Meeting ID: 939 5018 8944  
Password: 434777  
Call in Number: 1-253-215-8782

**NOTICE OF SPECIAL MEETING AND AGENDA**

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - 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.
5. Consent Agenda
  - a. Approval of Minutes from December 11, 2019 Organization Meeting (**enclosure**)
  - b. Adoption of Resolution Declaring Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings (**enclosure**)
  - c. Adoption of Resolution Authorizing Electronic Signature Policy (**enclosure**)
  - d. Adoption of Resolution Designating 24-Hour Posting Location (**enclosure**)
  - e. Ratification of 2019 Audit Exemption (**enclosure**)
  - f. Ratification of Funding and Reimbursement Agreement (Operations and Maintenance) with Hance Ranch Station, LLC (**enclosure**)
  - g. Ratification of Public Improvement Acquisition and Reimbursement Agreement with Hance Ranch Station, LLC (**enclosure**)
  - h. Approval of Annual Report (**enclosure**)

6. Legal Matters

- a. Consider Approval of Access Easement and Maintenance Agreement (**enclosure**)
- b. Consider Adoption of Resolution Concerning the Imposition of an Operations Fee (**enclosure**)
- c. Consider Adoption of Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (**enclosure**)
- d. Consider Consent to Declaration of Covenants, Conditions, and Restrictions of Hance Ranch (**enclosure**)
- e. Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents (**enclosure**)
- f. Consider Approval of Contract with Heather Sosa for Website Design Services (**enclosure**)
- g. Consider Approval of Independent Contractor Agreement with Stillwater Community Management for Management Services (**enclosure**)

7. Financial Matters

- a. Discuss District Processing of Invoices and Funding Requests
- b. 2020 Bonds
  - i. Consider Approval of Term Sheet (**enclosure**)
  - ii. Consider Approval of Letter Agreement for Investment Banking Services with D.A. Davidson & Co. (**enclosure**)
  - iii. Consider Approval of Bond Fee Disclosure Letter with White Bear Ankele Tanaka & Waldron (**enclosure**)
  - iv. Consider Approval of Engagement Letter with Kutak Rock LLP as Bond Counsel (**enclosure**)
  - v. Consider Approval of Engagement Letter with Kline Alvarado Veio as Disclosure Counsel (**enclosure**)
  - vi. Consider Approval of Engagement Letter with Meyers Reach LLC to prepare Market Study (**enclosure**)
  - vii. Consider Approval of Engagement Letter with CliftonLarsonAllen LLP to Prepare Financial Forecast (**enclosure**)

8. Other Business

9. Adjourn

<b>2020 Regular Meetings</b>	<b>Meeting Location</b>
July 15, 2020 and November 18, 2020 at 10:00 a.m.	5740 Olde Wadsworth Boulevard, Arvada, Colorado