

# THE COMMONS AT EAST CREEK METROPOLITAN DISTRICT

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Lakewood, Colorado 80228-1898  
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<https://www.eastcreekcommonsmd.Colorado.gov/>

## **NOTICE OF A SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Loralee Broer	President	2025/May 2025
Trenton Radford	Treasurer	2025/May 2025
Adam Young	Assistant Secretary	2025/May 2025
Brien Hollowell	Assistant Secretary	2027/May 2025
VACANT		2027/May 2025

Peggy Ripko Secretary

**DATE:** **November 19, 2024**

**TIME:** **1:00 P.M.**

**PLACE:** **ZOOM**

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager ( [pripko@sdmsi.com](mailto:pripko@sdmsi.com) or 303-987-0835) of their specific need(s) before the meeting.*

**THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE SEE THE BELOW REFERENCED ZOOM MEETING INFORMATION.** If you experience technical difficulties, email Peggy Ripko at [pripko@sdmsi.com](mailto:pripko@sdmsi.com).

### Zoom Information

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial In: 1-719-359-0643

## I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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## II. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Confirm Quorum, approve Agenda, confirm location of the meeting and posting of meeting notice.

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- C. Review and approve Minutes of the August 14, 2024 regular meeting (enclosure).

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- D. Consider approval of 2025 Annual Administrative Resolution regarding annual items including regular meeting schedule and Board officers (enclosure).

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- E. Discuss requirements of §32-1-809, C.R.S. (Transparency Notice) and mode of eligible elector notification for 2025 (post to the SDA Website and District website).

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### III. FINANCIAL MATTERS

- A. Review and consider approval and/or ratifying approval of the payment of claims (enclosures).

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- B. Review and accept unaudited financial statements for the period ending September 30, 2024 (to be distributed).

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- C. Discuss 2024 Audit requirements and consider engagement of Schilling & Company, Inc. to perform 2024 Audit for an amount not to exceed \$\_\_\_\_\_ or appoint Simmons & Wheeler, P.C. to prepare and file 2024 Audit Exemption Application.

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- D. Conduct Public Hearing to consider Amendment to 2024 Budget (if necessary) and consider adoption of Resolution to Amend the 2024 Budget and Appropriate Expenditures.

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- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget, Appropriate Sums of Money and Set Mill Levies for General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_, and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_ (enclosure– Preliminary Assessed Valuation, draft 2025 Budget and Resolutions).

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- F. Consider appointment of District Accountant to prepare the 2026 Budget and direct that the form of 2026 Budget shall be the same as the 2025 Budget.
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IV. COMMUNITY MANAGEMENT / OPERATIONS

- A. Report from Community Manager.
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- B. Review and approve proposal from PST for removal and replacement of dead plants (enclosure).
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- C. Discuss scope of landscape maintenance.
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V. LEGAL MATTERS

- A. Review and consider adoption of Resolution Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (to be distributed). Discuss the need for ballot issues and/or questions.
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- B. Update re Website Accessibility Status and Next Steps.
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VI. OTHER BUSINESS

- A. \_\_\_\_\_

VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.