

HANCE RANCH METROPOLITAN DISTRICT
REGULAR MEETING
Via Teleconference

Wednesday, October 19th, 2022 at 10:00 a.m.

<https://hanceranchmetrodistrict.com/>

Matthew Gayda Cavanaugh, President	Term to May 2025
Guillaume Pouchot, Secretary	Term to May 2023
Charles R. Hauptman, Treasurer/Assistant Secretary	Term to May 2025
Jill Gundlach, Director	Term to May 2025
VACANT	Term to May 2023

Link: <https://us06web.zoom.us/j/82444693286?pwd=M1FsekRBMW40V3Z6YnBmSmg5OGFrUT09>

Meeting ID: 824 4469 3286

Passcode: 220775

Call in Number: 1-720-707-2699

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Consider Appointment of Officers
5. 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.
6. Consent Agenda
 - a. Approval of Minutes from April 20, 2022 Special Meeting (**enclosure**)
 - b. Ratification of 2021 Annual Report (**enclosure**)
7. Management Matters
 - a. Consider Adoption of a Resolution Adopting a Policy for Landscape Maintenance Services and Tree Lawn Services (**enclosure**)
 - b. Consider Approval of First Amendment to Independent Contractor Agreement with Stillwater Community Management for District Management (**enclosure**)
 - c. Consider Approval of Independent Contractor Agreement with Environmental Landworks for 2023 Landscaping Services (**enclosure**)
 - d. Consider Approval of Independent Contractor Agreement with Environmental Landworks for 2022-2023 Snow Removal Services (**enclosure**)
8. Legal Matters
 - a. Consider Approval of Renewal of Property and Liability Schedule and Limits and SDA Membership for 2023 (**enclosure**)
 - b. Consider Adoption of Resolution Calling May 2, 2023 Election (**enclosure**)

2022 Regular Meeting Schedule

Wednesday, July 20, 2022 and Wednesday, November 16, 2022 at 10:00 a.m. via teleconference

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- c. Consider Approval of Engagement Letter from Winzenburg Leff Purvis & Payne LLP for Legal Services (**enclosure**)
- d. Consider Adoption of Resolution Establishing Guidelines for the Collection of Delinquent Fees (**enclosure**)
- e. Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents (**enclosure**)
- f. Consider Adoption of 2023 Annual Administrative Resolution (**enclosure**)
- g. Consider Approval of Second Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) with Hance Ranch Station, LLC (**enclosure**)

9. Financial Matters

- a. Consider Acceptance of Unaudited Financial Statements and Cash Position Schedule (**enclosure**)
- b. Consider Approval of Claims Payable (**enclosure**)
- c. Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Public Improvement Acquisition and Reimbursement Agreement with Hance Ranch Station, LLC (**enclosure**)
- d. Consider Approval of Project Fund Requisition No. 5 Related to the Limited Tax Supported Limited Tax (Convertible To Unlimited Tax) General Obligation Bonds, Series 2020A3 Bonds (**enclosure**)
- e. Conduct Public Hearing on 2022 Budget Amendment and Consider Adoption of Resolution Amending 2022 Budget (**if necessary**)
- f. Conduct Public Hearing on 2023 Budget and Consider adoption of Resolution Adopting 2023 Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)

10. Other Business

11. Adjourn

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