

GREEN GABLES METROPOLITAN DISTRICT NO. 1

8390 E. Crescent Pkwy., Suite 300
Greenwood Village, CO 80111
Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 18, 2024

TIME: 11:00 a.m.

LOCATION: Club House
2139 S. Reed Street
Lakewood, CO 80227

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjFiODVmMzEtMzczNi00MWNmLTliZWUtNjY5M2U1ZjliMGFI%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 929 129 476#

Board of Directors

JoAnn Zelasko
Paul Bartos
Les Steckler
Mark Arreguin
Bob Robitaille

Office

President
Assistant Secretary
Assistant Secretary
Assistant Secretary
Treasurer

Term Expires

May, 2027
May, 2027
May, 2025
May, 2025
May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Confirm quorum, location of meeting and posting of meeting notice.
- C. Consider adoption of the Resolution Regarding 2025 Annual Administrative Matters (to be distributed).

II. CONSENT AGENDA

- A. Review and consider approval of Minutes from the April 3, 2024 Special Meeting and the October 1, 2024 Annual Meeting (enclosures).
- B. Review and consider approval of BrightView Client Pricing Agreement for 2024-2025 Annual Snow Services (enclosure).
- C. Review and consider approval of BrightView Landscaping Services Agreement for 2025 (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of September 30, 2024 Unaudited Financial Statements (enclosure).
- B. Review and ratify/approve prior claims in the amount of \$226,184.62 (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
- D. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (enclosures – Resolution to be distributed).
- E. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“MLC”) for certification to the Board of County Commissioners and other interested parties. Authorize Board member to sign MLC.
- F. Consider appointment of District Accountant to prepare 2026 Budget.
- G. Review and consider approval of engagement with Fiscal Focus Partners to prepare the 2024 Audit.

IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official (“DEO”), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 28, 2025. Discuss need for ballot issues and/or questions.

V. MANAGER MATTERS

- A. Review and consider approval of Property and Liability Coverage renewal for 2025. Discuss changes needed to property schedule (if any) (enclosure).
- B. Review and consider approval of worker’s compensation coverage for 2025 (enclosure).
- C. Designate website compliance coordinator.
- D. Review and consider approval of proposal from Allyant for website remediation in the amount of \$1,164.34 (enclosure).
- E. Authorize Board member or committee to work with District staff to transition website to ADA compliant hosting platform (enclosures).
- F. Review and consider approval of CLA Statement(s) of Work for 2025 (enclosures).
- G. Update to the Board from Committee regarding storm drain cleaning.

VI. OTHER BUSINESS

A. Public comment.

VII. ADJOURNMENT

There are no more regular meetings scheduled for 2024.