

# GREEN GABLES METROPOLITAN DISTRICT NO. 1

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GREENWOOD VILLAGE, CO 80111  
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[www.greengablesmdl.org](http://www.greengablesmdl.org)

## NOTICE OF SPECIAL MEETING AND AGENDA

**DATE:** Friday, May 19, 2023  
**TIME:** 1:30 p.m.  
**LOCATION:** Videoconference via Microsoft Teams

You can attend the meetings in any of the following ways:

1. Online Microsoft Teams Meeting – via link below:

**ACCESS:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MGRINjM3NWYtYzQ1ZS00Zjk5LWFjZjQtNTA1OTg0ZmU5Mjk1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGRINjM3NWYtYzQ1ZS00Zjk5LWFjZjQtNTA1OTg0ZmU5Mjk1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d)

2. Dial In:

+1 720-547-5281 Phone Conference ID: 228 927 199#

| <u>Board of Directors</u> | <u>Office</u>       | <u>Term Expires</u> |
|---------------------------|---------------------|---------------------|
| JoAnn Zelasko             | President           | May 2027            |
| Krystal Smith             | Secretary/Treasurer | May 2027            |
| Paul Bartos               | Assistant Secretary | May 2027            |
| Les Steckler              | Assistant Secretary | May 2025            |
| Mark Arreguin             | Assistant Secretary | May 2025            |

### **I. ADMINISTRATIVE MATTERS**

- A. Call to Order and Approval of Agenda.
- B. Confirm Quorum, Location of Meeting and Posting of Meeting Notices.
- C. Election of Officers
- D. Review and Approve Minutes of the February 21, 2023 Regular Meeting (enclosed).

**II. FINANCIAL MATTERS**

- A. Approve and/or ratify approval of payment of claims in the amount of \$32,163.78 (enclosed).
- B. Review and consider approval of March 31, 2023 Unaudited Financial Statements (enclosed).
- C. Review and Approval of Draft 2022 Audit (enclosed).

**III. LEGAL MATTERS**

- A. Approval of Service Agreement for Pump House Maintenance Services with V Ventures Inc. (enclosed).
- B. Special Warranty Deed for Tracts from Green Gables Development Company (enclosed).

**IV. MANAGER MATTERS**

**V. DIRECTOR MATTERS**

- A. Status of irrigation system repair by Lennar and agreement that Lennar will pay all irrigation water costs until the system is fully repaired.
- B. Plans for Metro District landscaping.
- C. Status of Metro District sidewalk acceptance.
- D. Review of insurance coverage to confirm all GGMD1 property elements included in insurance coverage.

**VI. OTHER BUSINESS**

- A. Confirm Quorum for Next Meeting – \_\_, 2023 at 12:00 p.m.
- B. Public Comment.

**VII. ADJOURNMENT**

**The next regular scheduled meeting is \_\_\_\_ 2023 – date pending confirmation**