

# 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:** Monday, September 11, 2023  
**TIME:** 11:00 a.m.  
**LOCATION:** Green Gables Clubhouse and Microsoft Teams  
2139 S Reed Street, Lakewood CO 80227

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\\_ZWQxMjFhYWtOGZjYy00MDQzLTIOTEtZmQ5NmJjZDEyYTIw%40thread.v2/0?context=%7b%22id%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_ZWQxMjFhYWtOGZjYy00MDQzLTIOTEtZmQ5NmJjZDEyYTIw%40thread.v2/0?context=%7b%22id%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: 178 589 588#

<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. Review and Approve Minutes of the May 19, 2023 Special Meeting (enclosed).

### **II. FINANCIAL MATTERS**

- A. Approve and/or ratify approval of payment of claims in the amount of \$101,141.76 (enclosed).

- B. Review and consider approval of June 30, 2023 Unaudited Financial Statements (enclosed).
- C. 2024 Budget Process Overview – Legislation Update

**III. LEGAL MATTERS**

- A. Discuss Lennar Request Regarding Acceptance of Public Improvements.
- B. Streetlight Maintenance Responsibility.

**IV. MANAGER MATTERS**

- A. Discuss Service Agreement for Pump Maintenance Services with Ramey Environmental Compliance, Inc. for Pump House Maintenance and Meter Readings (enclosed).
- B. Insurance Status Update.
- C. Snow Removal Contract Renewal.

**V. DIRECTOR MATTERS**

- A. Review List of Improvements and Punch List Items to be Compiled (enclosed).
- B. Board Recommendation on Bridge Lights.

**VI. OTHER BUSINESS**

- A. Confirm Quorum for Annual Meeting and Budget Hearing Meeting – email calendar coordination for November Meeting.
- B. Public Comment.

**VII. ADJOURNMENT**