

**WYNDHAM HILL METROPOLITAN DISTRICT NOS. 1-4
JOINT REGULAR/SPECIAL* AGENDA**

October 24, 2024 at 11:30 A.M.

This meeting will also be held via teleconferencing and can be joined through the directions below:

Zoom Meeting Link:

<https://us06web.zoom.us/j/82254008707?pwd=nzzNOL1sClzebwEdDKxLTyMk3daMhP.1>

Meeting ID: 822 5400 8707

Passcode: 843992

Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

District Nos. 1-4 Board of Directors

Jon R. Lee, President	Term Expires May 2025
Jessica Brothers, Secretary	Term Expires May 2025
Creig Veldhuizen, Treasurer (District Nos. 1, 3 & 4)	Term Expires May 2027 (appointment to 2025)
VACANT	Term Expires May 2027
VACANT	Term Expires May 2027

AGENDA AND NOTICE

1. Call to Order – Regular Meeting District Nos. 1, 3 and 4; *Special Meeting District No. 2
2. Declaration of Quorum/Director Qualifications/Disclosure of Conflicts
3. Approval of Agenda
4. Approval of Minutes – April 25, 2024 (District Nos. 1, 2, 3 and 4); June 25, 2024 (District Nos. 1 and 4) (*enclosures*)

5. Construction Update
 - a. Project Status
 - b. Approval/Ratification of Public Improvement Interim Construction Contract(s)
 - c. New Contract Report – Bids and Awards, Construction Budget
 - d. District Nos. 1 and 4 Form Infrastructure Acquisition and Reimbursement Agreement with Builder/ Landowner (IARA); Assignments of Reimbursements
 - e. Builder Application for Reimbursement of Public Improvement Costs Per IARA
 - f. Certified Cost Reports: IDES and CLA
 - g. District No. 1 Certified Cost Acceptance Resolution
 - h. District No. 4 Fill-Up of Series 2024 Drawdown Bond (Repayment of Advances by FDC under FRA; Builder Assigned Reimbursements under IARA)

6. Financial Matters (*enclosures*)
 - a. Financial Statements and Payables
 - b. 2023 Audit; 2024 Auditor Engagement
 - c. 2025 CLA SOW Renewal for Accounting Services
 - d. District No. 4 – Extension/Renewal of Operations, Maintenance and Administrative Advance Funding and Reimbursement Agreement with Frederick Development Company, Inc.
 - e. Conduct Public Hearing on 2024 Budget Amendment
 - i. Consider Adoption of Resolution Amending 2024 Budget
 - f. Conduct Public Hearing on 2025 Budget
 - i. Consider Adoption of Resolution Adopting 2025 Budget, Imposing Mill Levy and Appropriating Funds

7. General Matters (*enclosures*)
 - a. Discuss and Review Proposed General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage
 - b. Website and Document ADA Compliance
 - c. Consider Adoption of Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer

- d. Consider Approval of Resolution Calling May 6, 2025 Election (Director; 5.25% Property Tax Revenue Limit Waiver District Nos. 1, 3 and 4)
 - e. Public Comment (limit 3 minutes each and for items/topics not on this agenda)
8. Next Regular Meeting (April 24, 2025)
 9. Adjourn

2024 Regular Meetings	Location
The Fourth Thursday of April and October at 11:30 AM D1, D3, D4 6:00 PM D2 Please call 303-858-1800	2500 Arapahoe Avenue, Suite 220 Boulder, Colorado and/or via Zoom Teleconference