

# TIMNATH LAKES METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
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<https://timnathlakesmetrodistricts1-6.com/>

## **NOTICE OF SPECIAL MEETING AND AGENDA**

### **Board of Directors:**

Jennifer Martin  
Matthew Wasserman  
Justin Guy Wright  
Yuri Zubovski  
Ahmed Hashem  
David Solin

### **Office:**

President  
Treasurer  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary  
Non-Elected Secretary

### **Term/Expiration:**

2025/May 2025  
2025/May 2025  
2027/May 2027  
2025/May 2025  
2027/May 2025

DATE: Wednesday, November 6, 2024

TIME: 5:00 p.m.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:  
*\*Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager ([dsolin@sdmsi.com](mailto:dsolin@sdmsi.com)) or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

### I. DEVELOPER UPDATE

A. Status of project and amenities development.

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### II. PUBLIC COMMENTS

A. 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 per person.

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### III. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

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B. Approve agenda, location of the meeting and posting of meeting notices.

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- C. Review and approve the Minutes of the April 17, 2024 Regular Meeting (enclosures).
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IV. FINANCIAL MATTERS

- A. Review and accept unaudited financial statements, and Cash Position Statement (enclosure).
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- B. Ratify approval of the request for extension of time to file the Audit for 2023.
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- C. Review and approve the 2023 Audit (enclosure), and authorization of execution of Representations Letter.
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- D. Consider engagement of outside accountant for preparation of 2024 Audit (to be distributed).
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- E. Conduct Public Hearing to consider Amendment to 2024 Budget (if necessary, consider adoption of Resolution No. 2024-11-\_\_, Resolution to Amend the 2024 Budget and Appropriate Expenditures).
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- F. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution No. 2024-11-\_\_ , Resolution to Adopt the 2025 Budget, Appropriate Sums of Money, and Set Mill Levies, for General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_, and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_ (enclosures – preliminary AV, draft 2025 Budget, and Resolution).
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- G. Review and consider approval of Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2025 Accounting Services (enclosures).
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- H. Consider appointment of the District Accountant to prepare the 2026 Budget and set the date for a Public Hearing to adopt the 2026 Budget for October 15<sup>th</sup>, 2025, at 5:30 p.m., to be held via videoconference.
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V. LEGAL MATTERS

- A. Consider adoption of 2025 Annual Administrative Resolution (enclosure).
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- B. Discuss May 6, 2025 Regular Directors' Election and consider adoption of Resolution No. 2024-10-\_\_; Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official ("DEO"), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination forms are due by February 28, 2025.
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- C. Discuss status of the Property Inclusion.
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- D. Discuss status of the relocation of the Akin Lateral Irrigation Ditch.
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- E. Discuss status of Timnath Parkway.
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- F. Discuss Water Meter Resolution for Filing 6.
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VI. OPERATIONS & MAINTENANCE

- A. Review and consider approval of Service Agreement for Landscaping Services between the District and Mill Brothers Landscape & Nursery, Inc., d/b/a Mill Brothers Landscape Group (enclosure).
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- B. Review and consider approval of Service Agreement for Snow Removal Services between the District and Mill Brothers Landscape & Nursery, Inc., d/b/a Mill Brothers Landscape Group (enclosure).
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VII. OTHER BUSINESS

- A. \_\_\_\_\_
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VIII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.