

# COPPERLEAF METROPOLITAN DISTRICT NO. 2

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## **NOTICE OF REGULAR MEETING AND AGENDA**

DATE:	Monday, November 13, 2023
TIME:	7:00 p.m.
LOCATION & ACCESS	<p>This meeting will be held virtually, via Zoom video/telephone conference:</p> <p>1. To attend via Zoom videoconference, use the following link, or e-mail <a href="mailto:csorensen@specialdistrictlaw.com">csorensen@specialdistrictlaw.com</a> to have the link e-mailed to you: <a href="https://us02web.zoom.us/j/88063325050?pwd=T1V0UURqYmV1K1RrZ3RuMXoxMGc2QT09">https://us02web.zoom.us/j/88063325050?pwd=T1V0UURqYmV1K1RrZ3RuMXoxMGc2QT09</a></p> <p>2. To attend via telephone, dial 1-719-359-4580 or 1-253-215-8782 and enter the following additional information:</p> <p>(a) Meeting ID: 880 6332 5050</p> <p>(b) Passcode: 138302</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Michael R. Rohde	President	May 2025
Joseph Cervone	Treasurer	May 2027
James Altman	Assistant Secretary	May 2025
VACANCY	n/a	May 2027
VACANCY	n/a	May 2027
Craig Sorensen	Secretary	N/A

### **I. ADMINISTRATIVE MATTERS**

A. Present disclosures of potential conflicts of interest.

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B. Confirm quorum, location of meeting, and posting of meeting notices. Approve agenda.

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- C. Discuss vacancies on the Board of Directors. If necessary, discuss and consider appointment of qualified individual(s) to the Board of Directors.
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- D. Consider appointment of officers (if necessary):

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

- E. Review and approve the minutes of the June 29, 2023 Special Meeting (enclosure).
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- F. Discuss business to be conducted in 2024 and location (**virtual and/or physical**). Schedule regular meeting dates and consider adoption of Resolution No. 2023-11-\_\_\_\_\_, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
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- G. **Insurance Discussion:**

1. Discuss Cyber Security and increased Crime Coverage.

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2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

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3. Authorize renewal of the Authority's insurance and Special District Association ("SDA") membership for 2024.

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## II. FINANCIAL MATTERS

- A. Review and consider ratification of payment of claims for the period of May 31, 2023 through November 13, 2023 in the amount of \$28,493.92 (enclosure).
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B. Review and consider acceptance of unaudited financial statements for the period ending September 30, 2023 (enclosure).

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C. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution No. 2022-11-\_\_\_\_, Resolution of Copperleaf Metropolitan District No. 2 to Amend the 2023 Budget.

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D. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution No. 2023-11-\_\_\_\_ to Adopt the 2024 Budget and Appropriate Sums of Money, and Resolution No. 2023-11-\_\_\_\_ to Set Mill Levies (enclosures: preliminary assessed valuation, draft budget and resolutions).

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E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”). Direct District Counsel to file the Certification with the Board of County Commissioners and other interested parties.

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F. Consider engagement of Hiratsuka & Associates, LLP to prepare 2023 Audit, for an amount not to exceed \$5,300 (\$300 increase from last year) (enclosure).

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G. Consider appointment of District Accountant to prepare 2025 Budget.

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### **III. CAPITAL IMPROVEMENTS**

**A. Copperleaf Dog Park:**

1. Discuss construction warranty issues.

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2. Discuss maintenance issues.

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3. Discuss potential agreement(s) with Copperleaf Homeowners Association, Inc. regarding ownership and maintenance of the Dog Park.

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4. Discuss and consider establishment of Dog Park Committee and consider adoption of Resolution No. 2023-11-\_\_\_\_\_, Resolution Regarding Establishment of the Copperleaf Dog Park Committee (*to be distributed*).
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**B. Copperleaf Trail System:**

1. Discuss status of maintenance of the trail system and discussions with Arapahoe Park & Recreation regarding maintenance.
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**C. Capital Projects:**

1. Discuss potential capital construction projects.
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2. Discuss and consider adoption of Resolution No. 2023-11-\_\_\_\_\_, Resolution Regarding Establishment of the Copperleaf Capital Projects Committee (*to be distributed*).
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**IV. LEGAL MATTERS**

- A. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2024 (District Transparency Notice).
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- B. Discuss and consider adoption of Resolution No. 2023-11-\_\_\_\_\_ Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).
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**C. Potential Purchase of Tracts H3 and J3, Copperleaf Filing No. 2, by the District:**

1. Ratify approval of Proposals for Appraisal Services for Tracts H3 and J3 between the District and Colorado Commercial Appraisal Group, Inc., d/b/a Daniels Real Estate Services (enclosures).
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2. Review and consider approval of “Real Property Appraisal – Narrative Appraisal Reports” for Tracts H3 and J3 prepared by Daniels Real Estate Services (enclosures).
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3. Discuss and authorize any other necessary actions in connection with the potential purchase of Tracts H3 and J3 by the District.
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**V. OTHER BUSINESS**

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**VI. ADJOURNMENT**

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