

# COPPERLEAF METROPOLITAN DISTRICT NO. 2

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<https://copperleafmetropolitandistrict2.specialdistrict.net>

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

DATE:	Friday, January 26, 2024
TIME:	5:30 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/81322440570?pwd=Vk15M3VLMEZKbDMwajEzTGdyNjlkQT09">https://us02web.zoom.us/j/81322440570?pwd=Vk15M3VLMEZKbDMwajEzTGdyNjlkQT09</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: 813 2244 0570</p> <p>(b) Passcode: 184684</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. Designate 24-hour posting location.

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- C. Review and approve the minutes of the November 13, 2023 Regular Meeting and the November 13, 2023 Statutory Annual Meeting (enclosures).
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- D. Discuss vacancies on the Board of Directors.
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## II. FINANCIAL MATTERS

A. **Claims:**

1. Review and consider ratification of paid claims in the amount of \$13,687.12 (enclosure).
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2. Review and consider approval of unpaid claims in the amount of \$21,749.02 (\$20,625.12 to Hall Contracting, LLC for Dog Park Maintenance; \$1,123.90 to other vendors) (enclosure).
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- B. Review and consider acceptance of unaudited financial statements for the period ending December 31, 2023 (enclosure).
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- C. Discuss and authorize requisition of remaining funds in the District's Bond Project Fund to fund the purchase of Tracts H3 & J3, Copperleaf Filing No. 2.
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- D. Discuss status of insurance claim for theft of backflow preventers (enclosure – Acknowledgment of Claim), and request from insurer for repair quote.
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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 maintenance invoices from Hall Contracting, LLC.

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3. Discuss engagement of a maintenance contractor for the Dog Park.

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

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5. Discuss potential capital improvements to the Dog Park.

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**B. Copperleaf Trail System:**

1. Discuss status of maintenance of the trail system and discussions with Trails Park and Recreation District, formerly known as Arapahoe Park and Recreation District, (“Trails PRD”) regarding maintenance.

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**C. Capital Projects:**

1. Discuss potential capital construction projects.

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**IV. LEGAL MATTERS**

**A. Purchase of Tracts H3 and J3, Copperleaf Filing No. 2, by the District:**

1. Ratify approval of Special Counsel Engagement Agreement between the District and Joseph L. Coppola, P.C. (enclosure).

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2. Ratify approval of Agreement for Purchase of Real Property between South Quincy Residential Developers, Inc. and the District (enclosure).

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3. Ratify approval of closing documents for purchase of property (enclosure)

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4. Discuss post-closing financial status of the District.

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B. Discuss potential sale of Tract J3, Copperleaf Filing No. 2, to Trails Park and Recreation District (enclosure).

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C. Discuss next steps regarding Tract H3, Copperleaf Filing No. 2 (enclosure).

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**V. OTHER BUSINESS**

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**VI. ADJOURNMENT**

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