



# WILLOW SPRINGS RANCH METROPOLITAN DISTRICT

## SPECIAL BOARD MEETING AGENDA AND NOTICE

Thursday, September 19, 2024 @ 9:00 AM  
300 CO-105, Monument, CO 80132  
and

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

### Zoom Meeting Link:

<https://us06web.zoom.us/j/88539877447?pwd=Jd7hcNHiaPwq8ybBuqVbYXPAMUzkJO.1>

Meeting ID: 885 3987 7447

Passcode: 222236

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

### **Board of Directors**

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Dan Brown, President	Term Expires May 2025
Bridget Myers, Secretary/Treasurer	Term Expires May 2025
Tim McConnell, Asst. Secretary	Term Expires May 2027
Dana Tucker, Director	Term Expires May 2027
Joel Hendrickson, Director	Term Expires May 2027

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1. Call to Order; Declaration of Quorum/Director Qualifications/ Disclosure of Conflicts
2. Approval of Agenda
3. Approval of Meeting Minutes from July 11, 2024
4. Bond Authorization Resolution: Consider Adoption of Resolution Authorizing the District to Issue its Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds Refunding and Improvement Bonds, Series 2024A and Subordinate Limited Tax General Obligation Bonds, Series 2024B, and approving, ratifying and confirming the execution of certain bond related documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions.
5. Public Improvement Construction Development Update
6. Financial:
  - a. Approval of Resolution Accepting Certified District Eligible Public Improvement Costs No. 25 and No. 26 pursuant to the Public Improvements Acquisition and Reimbursement Agreement between the District and Polo Brown Company
  - b. Review and approval of Payables
  - c. Review and approval of unaudited Financial Statements as of 8/31/2024
  - d. 2024 Budget Amendment Hearing; Discussion and Resolution for Budget Amendment Approval
  - e. 2023 Audit
7. Other Business:
  - a. HB24-1267 Limitations on Covenant Enforcement Actions: Resolution Regarding Policies, Procedures and Penalties for the Enforcement of Governing Documents; Revision of the November 2023 Restated Design Guidelines As Needed for HB24-1267 Compliance; Acknowledgement of Unenforceable Provisions in 2021 Declarations due to Subsequent Legislative Changes
  - b. Covenant Enforcement, Foreclosure and Collections Special Counsel
  - c. Updated Collections Resolution (Pending)
  - d. District Manager Report

e. Community Discussion

8. Public Comment: Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
9. Next Regular Meeting Scheduled for Thursday, October 10, 2024, at 9:00 a.m., if needed; Schedule for Annual Meeting and 2025 Budget Hearing Meeting.
10. Adjourn

2024 Regular Meetings	Location
Second Thursday monthly, as needed, at 9:00 A.M. Meeting information: <a href="http://willowspringsmd.colorado.gov">willowspringsmd.colorado.gov</a>	300 CO-105 Monument, Colorado by teleconference