

ANNUAL INFORMATION REPORT
for the year 2021
CHURCH RANCH METROPOLITAN DISTRICT

As required by the Service Plan for the above-referenced District, approved by the City of Westminster on September 8, 2003, we present the following report of the District's activities from January 1, 2021 to December 31, 2021.

- (a) **Boundary change made or proposed:** No boundary changes were made or proposed during 2021. A copy of the letter dated December 22, 2021 to the Department of Local Government, Jefferson County Assessor and Jefferson County Clerk and Recorder regarding no boundary changes is attached hereto as Exhibit A.
- (b) **Intergovernmental Agreements with other governmental bodies entered into or proposed:** The District did not enter into any Intergovernmental Agreements in 2021.
- (c) **Any changes in the financial status of the District including revenue projections or operating costs:** The unaudited financial statements through the period ending December 31, 2021 are attached hereto as Exhibit B, and a copy of the 2021 Audit will be sent to your office upon completion.
- (d) **A summary of any litigation which involves the District:** The District was not involved in any litigation in 2021.
- (e) **Status of Public Improvement Construction Schedule:** The District did not construct any public improvements in 2021.
- (f) **Submission of current assessed valuation in the District:** A copy of the final assessed valuation in the District for the year 2021 is attached hereto as Exhibit C.
- (g) **Meeting Notices:** Copies of the posted 2021 Regular and Special Meeting Notices are attached hereto as Exhibit D.

EXHIBIT A

CHURCH RANCH METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

December 22, 2021

Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

[DLG E-Portal](#)

Jefferson County Assessor
Attn: Dillion Beauvais
100 Jefferson County Parkway
Golden, CO 80419

dbeauvai@jeffco.us

Jefferson County
Clerk and Recorder
100 Jefferson County Parkway
Golden, CO 80419

countyclerk@jeffco.us

Re: CHURCH RANCH METROPOLITAN DISTRICT

Ladies and Gentlemen:

In accordance with Section 32-1-306, C.R.S., as amended, this letter is to advise you that the boundaries of the above referenced District have not changed since the last filing of its boundary map. Attached is a current boundary map.

If I can be of further assistance, please contact me.

Sincerely,

Karen J. Steggs
Assistant to David Solin
District Manager

cc: McGeady Becher P.C. - Craig Sorensen



DESC.	FILING	LOT/ TRACT	AREA
1	FIRST REPLAT CHURCH RANCH HOME PLACE FILING NO. 3 FOR LOTS 3-8 AND ADDITIONAL LOTS 9-13	LOT 3	3.70 AC.
2		LOT 4	3.22 AC.
3		LOT 5	5.20 AC.
4		LOT 6	4.39 AC.
5		LOT 7	0.35 AC.
6		LOT 8	0.53 AC.
7		LOT 9	1.42 AC.
8	CHURCH RANCH HOME PLACE FILING NO. 7	LOT 1	1.01 AC.
9	CHURCH RANCH HOME PLACE FILING NO. 8	LOT 1	4.10 AC.
10		LOT 2	4.31 AC.
11		LOT 3	7.15 AC.
12		LOT 4	7.42 AC.
13		TRACT A	1.74 AC.
14	CHURCH RANCH HOME PLACE FILING NO. 9	LOT 1	4.38 AC.
15		LOT 2	2.66 AC.
16		LOT 3	3.46 AC.
17		TRACT A	0.18 AC.
18		TRACT B	0.29 AC.
	TOTAL		55.51 AC.

LEGEND



— DISTRICT BOUNDARY

EXHIBIT-B
CHURCH RANCH METROPOLITAN DISTRICT
BOUNDARY MAP

JANUARY 7, 2010
NOVEMBER 23, 2009
JUNE 23, 2003
JUNE 2, 2003
MAY 20, 2003



MARTIN / MARTIN
CONSULTING ENGINEERS

12499 WEST GOLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

EXHIBIT B

CHURCH RANCH METROPOLITAN DISTRICT
Schedule of Cash Position
December 31, 2021

	<u>Rate</u>	<u>Operating</u>
Checking:		
FirstBank Checking		\$ 6,503.11
Investments:		
ColoTrust	0.0478%	466,765.80
TOTAL FUNDS:		<u><u>\$ 473,268.91</u></u>

2021 Mill Levy Information

Certified General Fund Mill Levy	0.000
Certified Debt Service Fund Mill Levy	0.000
Total Certified Mill Levy	<u><u>0.000</u></u>

Board of Directors

- * Gregg A. Bradbury
- * David L. Johnson
- * Charles C. McKay

*authorized signer on checking account

CHURCH RANCH METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

December 31, 2021

CHURCH RANCH METROPOLITAN DISTRICT
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
December 31, 2021

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>TOTAL MEMO ONLY</u>
Assets			
FirstBank Checking	\$ 6,503	\$ -	\$ 6,503
ColoTrust	466,766	-	466,766
Prepaid Expenses	2,969	-	2,969
Total Current Assets	<u>476,238</u>	<u>-</u>	<u>476,238</u>
Total Assets	<u><u>\$ 476,238</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 476,238</u></u>
Liabilities			
Accounts Payable	\$ 6,567	\$ -	\$ 6,567
Total Liabilities	<u>6,567</u>	<u>-</u>	<u>6,567</u>
Fund Balance			
Fund Balance	514,101	2,932	517,033
Current Year Earnings	(44,430)	(2,932)	(47,362)
Total Fund Balances	<u>469,671</u>	<u>0</u>	<u>469,671</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u><u>\$ 476,238</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 476,238</u></u>

CHURCH RANCH METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2021
General Fund

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues					
Interest Income	\$ 36	\$ 238	\$ 2,500	\$ (2,262)	9.5%
Total Revenues	<u>36</u>	<u>238</u>	<u>2,500</u>	<u>(2,262)</u>	<u>9.5%</u>
Expenditures					
Accounting	1,904	7,056	10,000	2,944	70.6%
Management	1,886	9,439	8,000	(1,439)	118.0%
Audit	-	3,400	4,500	1,100	75.6%
Insurance/SDA Dues	-	3,612	4,000	388	90.3%
Legal	4,621	20,407	15,000	(5,407)	136.0%
Miscellaneous	1,111	3,688	1,500	(2,188)	245.8%
Contingency	-	-	50,000	50,000	0.0%
Emergency Reserve	-	-	75	75	0.0%
Total Expenditures	<u>9,522</u>	<u>47,601</u>	<u>93,075</u>	<u>45,474</u>	<u>51.1%</u>
Excess (Deficiency) of Revenues Over Expenditures	(9,486)	(47,363)	(90,575)	43,212	
Other Financing Sources (Uses)					
Transfer to Capital Projects	-	-	(400,000)	400,000	
Transfer from Debt Service	-	2,933	-	2,933	
Total Other Financing Sources (Uses)	<u>-</u>	<u>2,933</u>	<u>(400,000)</u>	<u>402,933</u>	
Change in Fund Balance	(9,486)	(44,430)	(490,575)	446,145	
Beginning Fund Balance	479,157	514,101	438,795	75,306	
Ending Fund Balance	<u>\$ 469,671</u>	<u>\$ 469,671</u>	<u>\$ (51,780)</u>	<u>\$ 521,451</u>	

CHURCH RANCH METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2021
Debt Service Fund

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Interest Income	\$ -	\$ 1	\$ -	\$ 1	-
Total Revenues	<u>-</u>	<u>1</u>	<u>-</u>	<u>1</u>	<u>-</u>
Other Financing Sources (Uses)					
Transfer to General Fund	-	(2,933)	-	(2,933)	
Total Other Financing Sources (Uses)	<u>-</u>	<u>(2,933)</u>	<u>-</u>	<u>(2,933)</u>	
Change in Fund Balance	-	(2,932)	-	(2,932)	
Beginning Fund Balance	0	2,932	-	2,932	
Ending Fund Balance	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ -</u>	<u>\$ 0</u>	

CHURCH RANCH METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2021
Capital Projects Fund

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Expenditures					
Public Improvements	\$ -	\$ -	\$ 400,000	\$ 400,000	0.0%
Total Expenditures	<u>-</u>	<u>-</u>	<u>400,000</u>	<u>400,000</u>	<u>0.0%</u>
Excess (Deficiency) of Revenues Over Expenditures	-	-	(400,000)	(400,000)	
Other Financing Sources (Uses)					
Transfer from General Fund	-	-	400,000	400,000	
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>400,000</u>	<u>400,000</u>	
Change in Fund Balance	-	-	-	-	
Beginning Fund Balance	-	-	-	-	
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

EXHIBIT C



SCOT KERSGAARD

Assessor

December 3, 2021

CHURCH RANCH METRO DISTRICT
DAVID SOLIN
00141 UNION BLVD 150
LAKEWOOD CO 80228-1898

OFFICE OF THE ASSESSOR
100 Jefferson County Parkway
Golden, CO 80419-2500
Phone: 303-271-8600
Fax: 303-271-8616
Website: <http://assessor.jeffco.us>
E-mail Address: assessor@jeffco.us

Code # 4159

CERTIFICATION OF VALUATION

The Jefferson County Assessor reports a taxable assessed valuation for your taxing entity for 2021 of:

\$30,317,983

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

SCOT KERSGAARD
Jefferson County Assessor

enc

CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity

☐ YES ☒ NO

Date: December 3, 2021

NAME OF TAX ENTITY: CHURCH RANCH METRO DISTRICT

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	30,343,393
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	30,317,983
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	30,317,983
5. NEW CONSTRUCTION: *	5.	\$	0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	2,298

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	91,770,289
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	0
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	104,692,591
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$	41,009
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

EXHIBIT D

PUBLIC NOTICE OF 2021 REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
CHURCH RANCH METROPOLITAN DISTRICT

PUBLIC NOTICE is hereby given that regular meetings of the Board of Directors of the Church Ranch Metropolitan District, of Jefferson County, State of Colorado, shall be held on June 3 and November 4, 2021; 10:00 a.m. – Etkin Johnson Real Estate Partners, 1512 Larimer Street, Suite 100, Denver, CO 80202. At such meetings, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

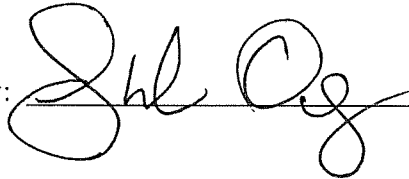
IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 4th day of February, 2021

CHURCH RANCH METROPOLITAN
DISTRICT

By: /s/ David Solin
Secretary

CERTIFICATION

I certify that this Notice was posted within the limits of the Church Ranch Metropolitan District this 10 day of February, 2021.

By:  _____

CHURCH RANCH METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Gregg Bradbury	President	2023/May 2023
David Laughlin Johnson	Treasurer	2022/May 2022
Charles Church McKay	Assistant Secretary	2022/May 2022
Barbara Grogan	Assistant Secretary	2023/May 2023
Alexandra ("Alex") Pierson	Assistant Secretary	2022/May 2022
David Solin	Secretary	

DATE: February 25, 2021 (Thursday)

TIME: 10:00 A.M.

PLACE: *Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this meeting will be held via telephone conference without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:*

IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT 1-877-250-3814 AND WHEN PROMPTED, DIAL IN THE PASSCODE OF 5592663.

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Approve Agenda, confirm location/manner of the meeting and posting of meeting notices. Designate 24-hour notice posting location.
- C. Review and consider approval of Minutes of the November 5, 2020 Special Meeting (enclosure).
- D. Discuss and consider approval of update to the McGeady Becher P.C. Document Retention Policy (enclosure).

II. FINANCIAL MATTERS

- A. Ratify approval of Mill Levy Certification (enclosure).

III. LEGAL MATTERS

A. **Matters Relative to District Dissolution:**

1. Review and consider approval of Termination of Acquisition and Reimbursement Agreement between the District and Church Ranch Land Company, LLC (to be distributed).
2. Discuss and authorize necessary actions in conjunction with assignment or termination of District landscape maintenance obligations.
3. Discuss and authorize termination or assignment of outstanding District consultant and service agreements.
4. Discuss and authorize necessary actions in conjunction with District revenues and accounts.
5. Review and consider adoption of Resolution No. 2021-02-01, A Resolution of the Board of Directors of Church Ranch Metropolitan District Regarding Dissolution (to be distributed).
6. Review and consider approval of Petition for Dissolution (to be distributed). Consider authorizing District Officers and District Consultants to take all necessary actions to effectuate the dissolution of the District.

IV. OTHER BUSINESS

V. ADJOURNMENT THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 3, 2021.



2/22/21

CHURCH RANCH METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Gregg Bradbury	President	2023/May 2023
David Laughlin Johnson	Treasurer	2022/May 2022
Charles Church McKay	Assistant Secretary	2022/May 2022
Barbara Grogan	Assistant Secretary	2023/May 2023
VACANT		2022/May 2022
David Solin	Secretary	

DATE: June 3, 2021 (Thursday)

TIME: 10:00 A.M.

PLACE: *Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this meeting will be held via telephone conference without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:*

IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT 1-877-250-3814 AND WHEN PROMPTED, DIAL IN THE PASSCODE OF 5592663.

I. ADMINISTRATIVE MATTERS

- Present Disclosures of Potential Conflicts of Interest.
- Confirm quorum, location/manner of the meeting, and posting of meeting notices. Approve agenda.
- Acknowledge resignation of Alexandra Pierson from the Board effective as of April 30, 2021 (enclosure).
- Review and consider approval of Minutes of the February 25, 2021 Special Meeting (enclosure).

II. FINANCIAL MATTERS

- Review and ratify the approval of the payment of claims as follows (enclosures):

	Period Ending Nov. 16, 2020	Period Ending Dec. 16, 2020	Period Ending Jan. 15, 2021
General Fund	\$ 6,675.65	\$ 3,196.98	\$ 3,324.42
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-
Capital Projects Fund	\$ -0-	\$ -0-	\$ -0-
Total	\$ 6,675.65	\$ 3,196.98	\$ 3,324.42
	Period Ending Feb. 12, 2021	Period Ending March 26, 2021	Period Ending April 22, 2021
General Fund	\$ 2,139.38	\$ 4,246.89	\$ 8,597.39
Debt Service Fund	\$ -0-	\$ -0-	\$ -0-
Capital Projects Fund	\$ -0-	\$ -0-	\$ -0-
Total	\$ 2,139.38	\$ 4,246.89	\$ 8,597.39
	Period Ending May 21, 2021		
General Fund	\$ 8,014.76		
Debt Service Fund	\$ -0-		
Capital Projects Fund	\$ -0-		
Total	\$ 8,014.76		

- Review and accept unaudited financial statements through the period ending March 31, 2021 (enclosure).
- Review and consider approval of the 2020 Audit and authorize execution of the Representations Letter (enclosure – draft audit).

III. LEGAL MATTERS

- Matters Relative to District Dissolution:**
 - Discuss status of Termination of Acquisition and Reimbursement Agreement between the District and Church Ranch Land Company, LLC.
 - Discuss status of dissolution of the District and authorize necessary actions in conjunction therewith.
 - Discuss disposition of District funds and authorize necessary actions in conjunction therewith.
 - Discuss matters relative to maintenance services within District and authorize necessary actions in conjunction therewith.

IV. OTHER BUSINESS

V. ADJOURNMENT THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 4, 2021

Shelley 6/2/2021 @ 7:AM

CHURCH RANCH METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

Board of Directors:

Gregg Bradbury
David Laughlin Johnson
Charles Church McKay

VACANT

VACANT

David Solin

Office:
President
Treasurer
Assistant Secretary

Secretary

Term/Expiration:

2023/May 2023
2022/May 2022
2022/May 2022
2023/May 2022
2022/May 2022

DATE: December 9, 2021 (Thursday)

TIME: 10:00 A.M.

PLACE: This meeting will be held via telephone conference without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:

TO ATTEND THIS MEETING, DIAL THE PHONE NUMBER BELOW, AND ENTER THE INDICATED ID NUMBER AND PASSCODE WHEN PROMPTED:

Phone: 1-669-900-6833

ID Number: 5469119353

Passcode: 912873

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Confirm quorum, location/manner of the meeting, and posting of meeting notices. Approve agenda.
- C. Acknowledge the resignation of Barbara Grogan from the Board of Directors, effective as of November 23, 2021 (enclosure).
- D. Discuss Board vacancies.
- E. Review and consider approval of Minutes of the June 3, 2021 Special Meeting (enclosure).
- F. Discuss business to be conducted in 2022 and location (virtual and/or physical) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Location for Posting 24-Hour Notices (enclosure).
- G. Discuss §32-1-809, C.R.S. Transparency Notice reporting requirements and mode of eligible elector notification for 2022.
- H. Discuss status of District website.

III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims as follows (enclosures):

Fund	Period Ending June 30, 2021	Period Ending July 31, 2021	Special Check Aug. 31, 2021	Special Check Sept. 30, 2021
General	\$ 4,968.43	\$ 1,800.00	\$ 3,683.16	\$ 1,760.90
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,968.43	\$ 1,800.00	\$ 3,683.16	\$ 1,760.90

Fund	Period Ending Oct. 22, 2021	Period Ending Nov. 16, 2021
General	\$ 1,109.80	\$ 1,358.62
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 1,109.80	\$ 1,358.62

- B. Review and accept unaudited financial statements for the period ending September 30, 2021 and Cash Position Statement dated September 30, 2021 (enclosure).
- C. Consider engagement of Wipfli LLP for preparation of 2021 Audit, or appoint District Accountant to prepare Application for Exemption from Audit.
- D. Conduct public hearing to consider Amendment to 2021 Budget and (if necessary) consider adoption of a Resolution to Amend the 2021 Budget.
- E. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolution No. 2021-11-___ to Adopt the 2022 Budget; Resolution No. 2021-11-___ to Appropriate Sums of Money and Set Mill Levies (___ mills for General Fund, ___ mills for Debt Service Fund, for a total mill levy of ___ mills) (enclosures - preliminary assessed valuation, 2022 draft Budget and Resolutions).
- F. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
- G. Consider appointment of District Accountant to prepare the 2023 Budget and set date for public hearing to adopt the 2023 Budget (_____, 2022).

IV. LEGAL MATTERS

- A. Discuss May 3, 2022 Regular Directors' election regarding new legislative requirements and related expenses for same. Consider adoption of Resolution No. 2021-12-___; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official ("DEO"), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 25, 2022. Discuss the need for ballot issues and/or questions.

V. OTHER BUSINESS

VI. ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2021.

Informational Enclosure:

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

Jhl Og 12/7/21