

# INDY OAK TOD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 / 800-741-3254  
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<https://indyoaktodmd.colorado.gov/>

## NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Eric Knorr	President	2025/May 2025
Judson Connelly	Treasurer	2025/May 2025
Alex Braico	Assistant Secretary	2025/May 2027
<b>VACANT</b>		2025/May 2027
<b>VACANT</b>		2027/May 2027
Peggy Ripko	Secretary (non-elected)	

DATE: October 21, 2024

TIME: 6:00 P.M.

LOCATION: VIA ZOOM

Please email Peggy Ripko if there are any issues ([pripko@sdmsi.com](mailto:pripko@sdmsi.com))

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager ([pripko@sdmsi.com](mailto:pripko@sdmsi.com) or 303-987-0835) of their specific need(s) before the meeting.*

### Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial-In: 1-719-359-4580

## I. PUBLIC COMMENT

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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## II. ADMINISTRATIVE MATTERS

- A. Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda, confirm location of the meeting and posting of meeting notice.
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- C. Acknowledge resignation of Director Anderson, effective October 3, 2024.

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- D. Review and consider approval of Minutes from the August 26, 2024 Regular Meeting (enclosure).

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- E. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are February \_\_, May \_\_, August \_\_ and October \_\_, 2025 and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure)

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- F. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2023 (District Transparency Notice).

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- G. Discuss and authorize renewal of District’s insurance and Special District Association membership for 2025.

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- H. Discuss website accessibility matters (if needed).

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III. FINANCIAL MATTERS

- A. Approve/Ratify approval of the payment of claims (enclosure).

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- B. Review unaudited financial statements (to be distributed).

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- C. Discuss statutory and loan requirements for an audit. Consider engagement of Wipfli LLP for preparation of 2024 Audit (to be distributed).

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- D. Conduct Public Hearing to Amend the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget and Appropriate Expenditures.

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- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary AV, draft 2025 Budget, and Resolutions).
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- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (if necessary).
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- G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”), and direct staff to file the Certification with the Board of County Commissioners and other interested parties.
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- H. Consider appointment of District Accountant to prepare the 2026 Budget.
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IV. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution Calling a Regular Election for Directors, 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 28, 2025. Discuss the need for ballot issues and/or questions.
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- B. Discuss and consider approval of Amendment to Management Agreement with Special District Management Services, Inc., related to water, sewer, and storm water billing (to be distributed).
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V. LANDSCAPE MATTERS

- A. Discuss status of landscape walk on Tract C to be accepted from Century at Oak Street, LLC.
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- B. Discuss status of landscape walks on tracts to be accepted from Century at Pearson Grove, LLC.
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- C. Discuss status of repairs from snow removal property damage.
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VI. DIRECTOR MATTERS

A. Discussion regarding storm water billing.

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B. Other.

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VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

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