

INDY OAK TOD METROPOLITAN DISTRICT

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<https://indyoaktodmd.colorado.gov/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Jonnye Phifer	President	2023/May 2023
Judson Connelly	Treasurer	2022/May 2022
John Heikes	Asst. Secretary	2023/May 2023
Kristen Miller	Asst. Secretary	2023/May 2023
Raymond Gilmore	Asst. Secretary	2022/May 2022
Peggy Ripko	Secretary	

DATE: May 17, 2021

TIME: 6:00 P.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 DISTRICT BOARD MEETING WILL BE HELD BY TELECONFERENCE ON ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE USE THE FOLLOWING LINK. *Please email Peggy Ripko if there are any issues (pripko@sdmsi.com)*

Join Zoom Meeting

<https://us02web.zoom.us/j/82077607169?pwd=eittVjdpY3A2elZPdGdPcUF0T0xyZz09>

Meeting ID: 820 7760 7169

Passcode: 991438

Call-In: 1-253-215-8782

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest and confirm quorum.
- B. Approve Agenda, confirm location of the meeting and posting of meeting notice.
- C. Review and consider approval of Minutes from the February 15, 2021 Special Meeting (enclosure).
- D. Consider authorizing interested Board Members to attend the 2021 Special District Association’s Annual Conference in Keystone on September 14, 15 and 16, 2021.

II. PUBLIC COMMENTS

III. FINANCIAL MATTERS

- A. Approve/Ratify approval of the payment of claims for the period ending _____, 2021 in the amount of \$_____ (to be distributed).
- B. Review unaudited financial statements for the period ending _____, 2021 (to be distributed).
- C. Review and consider approval of 2020 (draft audit – to be distributed) Audit and authorize execution of Representations Letter (to be distributed).
- D. Conduct Public Hearing to consider Amendment to 2020 Budget (if necessary) and consider adoption of a Resolution to Amend the 2020 Budget.
- E. Consider setting the date for a Public Hearing to adopt the 2021 Budget for October 18, 2021, at 6:00 P.M., to be held at Special District Management Services, Inc, 141 Union Boulevard, Suite 151, Lakewood, CO 80228 or virtually pending COVID-19 restrictions.

IV. LEGAL MATTERS

- A. Discuss and consider adoption of Resolution No. 2021-05-01 Adopting the Amended and Restated Design Guidelines and Rules and Regulations of Pearson Grove (enclosure).
- B. Discuss and consider adoption of Resolution No. 2021-05-02 Adopting the Amended and Restated Design Guidelines and Rules and Regulations of Oak Street Townhomes (enclosure).
- C. Review and consider approval of the First Amendment to Resolution No. 2017-12-11 Regarding Colorado Open Records Act Requests (enclosure).

V. OPERATIONS AND MAINTENANCE MATTERS

- A. Discuss and consider approval of proposal from Crush Disposal for trash and recycling services and consider directing consultants to prepare a service agreement with Crush Disposal for same.
- B. Discuss and consider approval of proposal from Winzenburg Leff Purvis & Payne, LLP to prepare Limited Amendment to the Covenants and Restrictions of Oak Street Townhomes (enclosure).
- C. Review and consider approval of Limited Amendment to Declaration for the Oak Street Townhomes from Winzenburg Leff Purvis & Payne, LLP (to be distributed).
- D. Discuss the snow plow damage.
- E. Discuss the status of community sign for Pearson Grove.
- F. Discuss the status of the rat mitigation.
- G. Discuss vehicle thefts in the park.
 - 1. Discuss and consider approval of installing street lights by the park.

VI. COVENANT ENFORCEMENT / DESIGN REVIEW

- A. Discuss status of landscape matters.
- B. Update from Architectural Review Committee.
- C. Discuss appeal from 1158 Oak Circle regarding extension of the deck (enclosures).

VII. OTHER MATTERS

VIII. ADJOURNMENT: **THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 16, 2021.**