

BASELINE METROPOLITAN DISTRICT NOS. 1-9

NOTICE AND AGENDA OF REGULAR MEETING

BASELINE METROPOLITAN DISTRICT NOS. 1, 2, 4-9

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Kyle Harris	Vice President	May 2025 Nos. 1, 2 & 4 2027 Nos. 5-9
Josh Kane	Secretary	May 2027
Tim DePeder	Assistant Secretary	May 2027
VACANT		May 2025

BASELINE METROPOLITAN DISTRICT NO. 3

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Kyle Harris	Vice President	May 2025
Josh Kane	Secretary	May 2027
Judith Sarro	Assistant Secretary	May 2027
Susan Brunkhardt	Treasurer	May 2025

Date: December 7, 2023 (Thursday)

Time: 1:00 P.M.

Place: MS Teams & Teleconference

[Click here to join the meeting](#)

Meeting ID:284 438 844 685; Passcode: PhZpKU

Or call in (audio only)

[+1 720-721-3140,,894678356#](#); Phone Conference ID: 894 678 356#

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment. (Limited to 3-Minutes Per Person).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – November 2, 2023, Regular Meeting.
- B. Ratification of Payment of Claims.
- C. Approval of Unaudited Financial Statements for the period ending September 30, 2023.

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower, Loveland, CO 80537
Phone: 970-617-2477 | FAX: 970-669-3612
District Email: basemdadmin@pcgi.com
District Website: www.baselinemd.live

D. Ratification of Contract Modifications.

III. DISTRICT MANAGER ITEMS

- A. District Managers' Report.
- B. Discussion Regarding January 04, 2023, Regularly Scheduled Board Meeting.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and District Project Manager Update.
 - a. Bid Process Update.
- B. Capital Fund Summary and Capital Needs Assessment Review.
- C. Budget Approval and Contracting.
 - a. General Capital
 - i. Present Bid Analysis Summary Memorandum – Site Furnishing and Site Lighting.
 - ii. Consider Approval of Unit Price Contract with Bega for Site Furnishing and Site Lighting.
 - b. Southlands (CFS #12)
 - i. Present Bid Analysis Summary Memorandum – Public Utilities.
 - ii. Consider Approval of Construction Contract with Wagner Construction for Public Utilities - \$6,198,065.00.
 - iii. Discussion Regarding Coyote Ridge Construction Contract.
 - c. Parkside West Phase 3 (CFS #18)
 - i. Present Bid Analysis Summary Memorandum – Public Grading.
 - ii. Consider Approval of Construction Contract with Fiore and Sons, Inc. for Public Grading - \$473,782.90.
- D. Consider Approval of Work Orders and Change Orders with MRES for District Project Management Services.
 - a. Parkside West Phase 1 (CFS #3) - \$TBD.
 - b. West Sheridan Residential Phase 2 (CFS #11) - \$384,477.76.
 - c. Flex Phase 3 Offsites (CFS #17) - \$TBD.
 - d. Parkside West Phase 2 (CFS #21) - \$458,060.51.

V. FINANCIAL ITEMS

- A. Finance Manager's Report.

VI. LEGAL ITEMS

- A. Discussion Regarding Dream Finders Easement Agreement.
- B. Acceptance of Quit Claim Deed from CCOB LI conveying Tract AZ to Baseline Metropolitan District No. 1.
- C. Consideration and Approval of Park Improvement Agreement with CCOB LI for Tract AZ.
- D. Consideration and Approval of Pour Back Agreement (BMD 1-Boulder Creek Baseline).
- E. Consideration and Approval of Revisions to Pipeline Relocation Agreement.

VII. DIRECTOR ITEMS

VIII. OTHER MATTERS

IX. EXECUTIVE SESSION – If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

X. ADJOURNMENT

******The next Regular Meeting is scheduled for January, 04 2024******