

BASELINE METROPOLITAN DISTRICT NOS. 1-9

NOTICE AND AGENDA OF REGULAR MEETING

<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
Karen McShea	Treasurer	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	Director	May 2027
Susan Brunkhardt	Secretary/Treasurer	May 2025

Date: July 6, 2023 (Thursday)

Time: 1:00 P.M.

Place: MS Teams & Teleconference

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)

<https://tinyurl.com/yhmev95b> (This link can be copied into your web browser)

720-721-3140; Conference ID: 894 678 356# (If joining the meeting by phone)

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Slate of Officers for District No. 3.
- D. Approval of Agenda.
- E. Public Comment. (Limited to 3-Minutes Per Person).
- F. Director Comment.

II. CONSENT AGENDA

- A. Ratification of Payables.
- B. Ratification of Contract Modifications.
- C. Review and Consider Approval of Unaudited Financial Statements for the period ending March 31, 2023.

III. DISTRICT MANAGER ITEMS

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower, Loveland, CO 80537
Phone: 970-669-3611 | FAX: 970-669-3612
District Email: basemdadmin@pcgi.com
District Website: www.baselinemetrodistricts.live

- A. District Managers' Report.
- B. Discuss and Consider Approval of Pinnacle Consulting Group, Inc. Addendum.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and District Project Manager Update.
- B. Capital Fund Summary and Capital Needs Assessment Review.
- C. Budget Approval and Contracting.
 - a. West Sheridan Residential Phase 2 (CFS #11)
 - i. Consider Approval of Amended Project Budget (\$TBD).
 - ii. Consider Approval of Master Services Agreement and Work Order 2023-01 with Down to Earth Compliance for Erosion Control and General Maintenance Services (\$5,000.00).

V. FINANCIAL ITEMS

- A. Review and Consider Approval of 2022 Audited Financial Statements for Baseline Metropolitan District No. 1.
- B. Finance Manager's Report.

VI. LEGAL ITEMS

- A. Consideration and Approval of Temporary Construction Easement Agreement with DD Sheridan 7.84, LLC.
- B. Consideration and Approval of License Agreement with Dream Finders Homes, LLC.
- C. Consideration and approval of City and County of Broomfield Improvement and Maintenance Agreement for Preble Creek Drainageway.
- D. Discussion Regarding SB23-110 – Annual Community Meeting.

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 August 3, 2023******