

NOTICE OF SPECIAL MEETING & AGENDA
WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT

<https://weemsneighborhoodmetrodistrict.org/>

November 13, 2023 at 3:30 p.m.

This meeting will be held via teleconferencing and can be joined through the directions below:

<https://us06web.zoom.us/j/87258446574?pwd=K0NYMTIRVnBzSlpTNEVJdm9zbnJ4QT09>

Meeting ID: 872 5844 6574

Passcode: 657587

Call In Number: 253-205-0468

Kent Pedersen, President	Term to May 2027
Keenan Tompkins, Vice President	Term to May 2027
Debra Hessler, Treasurer/Secretary	Term to May 2025
Jennifer Thornbloom, Assistant Secretary	Term to May 2025
Jonathan B. Beckwitt, Assistant Secretary	Term to May 2027

NOTICE OF SPECIAL MEETING AND AGENDA

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. PUBLIC COMMENT – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

3. CONSENT AGENDA ITEMS – (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.)

- a. Approval of May 18, 2023 Special Meeting Minutes (**enclosure**)
- b. Approval of Claims as of November 6, 2023 (\$4,208.30) (**enclosure**)
- c. Approval of Acceptance of Financial Statements as of September 30, 2023 (**enclosure**)
- a. Review Proposed General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage (**enclosure**)
- d. Approval of Proposal with Heatherly Creative for Website Maintenance in 2024 (**enclosure**)
- e. Ratification of First Addendum to Independent Contractor Agreement with MSI, LLC for Management Services (**enclosure**)

4. DEVELOPMENT MATTERS

- a. Discuss Development and Construction Updates

5. FINANCIAL MATTERS

- a. Public Hearing on 2023 Budget Amendment and Consider Adoption of Resolution (**to be distributed, if needed**)
- a. Public Hearing on 2024 Budget and Consider Adoption of Resolution Adopting Budget, Certifying Mill Levy and Appropriating Funds Therefor (**enclosure**)
- b. Discuss Requirements of SB23-303 Relating to Limitations on Property Tax Revenue

6. LEGAL MATTERS

- a. Consider Adoption of Resolution 2024 Annual Administrative Resolution (**enclosure**)

- i. Discuss Regular Meetings for 2024
 - ii. Discuss Town Hall Meeting for 2024
- b. Consider Approval of Access and Maintenance Easement Agreement with Lennar Colorado, LLC for Landscape Maintenance (**to be distributed**)
- c. Consider Adoption of Amended and Restated Schedule for Operations Fee (**to be distributed**)
- d. Consider Adoption of Resolution Establishing Guidelines for the Collection of Delinquent Fees (**enclosure**)
 - i. Discuss Proposals and Consider Engagement of Special Counsel for Collection Matters (**enclosures**)

7. OTHER BUSINESS

- b. Next Regular Meeting – May 16, 2024 at 11:00 a.m.

8. ADJOURNMENT