

# ORCHARD FARMS METROPOLITAN DISTRICT

8390 E. Crescent Pkwy, Suite 300  
Greenwood Village, CO 80111  
303-779-5710

## **NOTICE OF REGULAR BOARD MEETING AND AGENDA**

**DATE:** February 7, 2024

**TIME:** 5:00 p.m.

**LOCATION:** Zoom

**ACCESS:** Board members, consultants and members of the public may participate by teleconference or by computer/tablet by utilizing the following information:

1. To attend via Zoom Videoconference, use the link: URL:  
<https://us06web.zoom.us/j/82503511680?pwd=9IfmYagBngM6n4b7j8hbqLbAfniygi.1>
2. To attend via telephone, dial 720-707-2699 and enter the following additional information:
  - a. Meeting ID: 825 0351 1680
  - b. Passcode: 591075

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Randy Stutz	President	May 2025
Ben Reiter	Treasurer	May 2025
Brian McNelly	Secretary	May 2027
Nate Watkins	Assistant Secretary	May 2025
Ed Passini	Director	May 2027

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order.
- B. Declaration of quorum & reaffirmation of disclosures.
- C. Approval of agenda.
- D. 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.

**II. CONSENT AGENDA** – The items listed below are a group of items to be acted on with a single motion and cote by the Board. An item may be removed from the consent agenda to the regular agenda upon request of any Board member.

- A. Approval of December 6, 2023 Minutes (enclosure).
- B. Approval of claims payable in the amount of \$66,664.64 (enclosure).
- C. Acknowledge Schedule of Cash Position (enclosure)

**III. FACILITIES MANAGEMENT / DISTRICT OPERATIONS**

- A. District Manager’s Report.
- B. Committee Reports.
  - 1. Social Committee.
  - 2. Landscaping Committee.
  - 3. Advisory Committee.
    - i. Discuss rules and regulations.
- C. Review Covenant Enforcement Report.
  - 1. Discuss standards of enforcing covenants.
- D. Review and consider approval of Jeremy Jobs’ proposal for playground mulch in the amount of \$1,768.45 (enclosure).

**IV. LEGAL MATTERS**

- A. Discuss Implementation of Accessibility Standards for Individuals with a Disability for Information Technology Systems Employed by the District.
- B. Review and consider approval of Engagement Agreement with Orten Cavanagh Holmes & Hunt, LLC for 2024 collection services (enclosure).
- C. Review and consider adoption of Resolution Designating Meeting Notices Posting Location (enclosure).
- D. Steele Street sidewalk discussion – Lennar utility issue and backyard landscaping.

**V. FINANCIAL MATTERS**

**VI. DIRECTORS’ MATTERS**

- A. Discuss tract turnover standards.

B. Discuss standard of excusing Board member absences.

**VII. MANAGER MATTERS**

**VIII. OTHER MATTERS**

**IX. EXECUTIVE SESSION**

A. The Board intends to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the District for the purpose of receiving legal advice as it relates to the dismissal of fines relating to homeowner violations and pursuant to § 24-6-402(4)(e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, instructing negotiators related to the dismissal of fines relating to homeowner violations.

**X. ADJOURNMENT**

**The next Board meeting is scheduled for April 3, 2024 at 5:00 p.m.**