

WARD TOD METROPOLITAN DISTRICT NO. 1
SPECIAL MEETING (via teleconference)
Monday, October 21, 2024 at 1:00 p.m.
www.wardmetrodistrict.org

Ben Both, President	Term to May 2025
Timothy Westbrook, Treasurer	Term to May 2027
Christopher Ferguson, Secretary	Term to May 2027
Matthew Foran, Assistant Secretary	Term to May 2027
Vacant	Term to May 2025

This meeting will be held via Zoom and may be joined using the following link or call-in information:

<https://us06web.zoom.us/j/82546487542?pwd=cuajg7ehIhbhlLCakt3w9DXRS6gk4K.1>

Meeting ID: 825 4648 7542

Passcode: 893003

Call-in Number: 720-707-2699

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications
3. Approval of Agenda
4. 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.
5. Consider Appointment to Fill Vacancy; Administer Oath of Office, Consider Election of Officers
6. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
 - a. Approval of June 4, 2024 and June 7, 2024 Special Meeting Minutes
 - b. Approval of July 22, 2024 Annual Meeting Minutes
 - c. Approval/Ratification of Claims Payable
 - d. Ratification of 2023 Annual Report
 - e. Approval of Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.
 - f. Adoption of Resolution Designating Meeting Notice Posting Location
 - g. Adoption of Amended and Restated Public Records Request Policy
 - h. Approval of Contractor Agreement with Heatherly Creative, LLC for 2025 Website Maintenance and Accessibility Services
 - i. Ratification of Access and Maintenance Easement Agreement with The Ridge at Ward Station Homeowners Association, Inc.

7. Legal Matters
 - a. Consider Adoption of 2025 Annual Administrative Resolution
 - b. Discuss and Review Insurance General Liability Schedule and Limits, Consider Authorization to Bind Coverage
 - i. Review Property Schedule
 - ii. Consider Authorization to Bind 2025 BMO Worker's Compensation
 - iii. Consider Approval of 2025 Agency Fee Invoice with HighStreet
 - c. Discuss 2024 Legislative Memorandum and Changes Implemented by HB 24B-1001
 - d. Discuss and Consider Adoption of Resolution Calling May 6, 2025 Election
 - e. Consider Approval of Independent Contractor Agreement with Valor Landscape for 2024-2025 Snow Removal Services
 - f. Consider Approval of Resolution Acceptance of Public Infrastructure (Tracts II, JJ, MM, NN, OO, PP, U1, U2, U3, and U4)
 - g. Second Amendment to Funding and Reimbursement Agreement with Toll Southwest, LLC
 - h. Other Legal Matters
8. Financial Matters
 - a. Review and Discuss Property Tax Summary, Cash Position and Unaudited Financial Statements
 - b. Public Hearing on 2024 Budget Amendment (*if necessary*)
 - i. Consider Approval of Resolution Amending the 2024 Budget (*if necessary*)
 - c. Public Hearing on proposed 2025 Budget
 - i. Consider Approval of Resolution Adopting the 2025 Budget, Imposing Mill Levy and Appropriating Funds
 - d. Consider Approval of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP
 - e. Other Financial Matters
9. District Management Matters
 - a. District Manager Report
 - b. Other District Management Matters
10. Other Business
11. Adjourn