

# MUEGGE FARMS METROPOLITAN DISTRICT NO. 1

c/o Public Alliance  
405 Urban Street, #310  
Lakewood, CO 80228  
720-213-6621

<https://mueggefarmsmd1.com>

## NOTICE OF REGULAR MEETING AND AGENDA

### **Board of Directors:**

James E. Marshall  
John P. Vitella  
Brandon S. Wyszynski  
Randy Bauer  
VACANT

### **Office:**

President  
Treasurer  
Assistant Secretary  
Assistant Secretary

### **Term/Expiration:**

May 2025  
May 2025  
May 2027  
May 2027  
May 2025

**DATE:** October 17, 2024  
**TIME:** 9:00 a.m.  
**PLACE:** Via Zoom

### **The meeting can be joined through the directions below:**

Join Zoom Meeting  
<https://us06web.zoom.us/j/9055929591>

Meeting ID: 905 592 9591

To Join by phone:

Call In: 1 719 359 4580

Meeting ID: 905 592 9591

Participant Code: press #

## **I. ADMINISTRATIVE MATTERS**

- A. Confirm quorum and present disclosures of potential conflicts of interest.
- B. Approve Agenda, confirm location of the meeting and posting of meeting notices.
- C. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are May 15, 2025 and October 16, 2025 at 9:00 a.m. via Zoom videoconference) and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
- D. Consider scheduling the 2025 Annual Meeting.
- E. Discuss §32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2025 SDA Website).
- F. Discuss and authorize renewal of District's insurance and Special District Association membership for 2025.

1. Approval of Renewal of Property and Liability Schedule and Limits, Workers' Compensation Coverage, and SDA Membership for 2025 (enclosure).
- G. Update from website Compliance Officer regarding website compliance matters; Consider ratifying or approving such actions.

## **II. CONSENT AGENDA**

- A. Approve the Minutes of the June 12, 2024 Special Meeting (enclosure).
- B. Rescind approval of Amendment to Cost Sharing Agreement between the District and Muegge Farms Metropolitan District No. 2.

## **III. PUBLIC COMMENT.** Members of the public may express their views to the Board on matters that affect the District that are not otherwise listed on the agenda as Public Hearings. Comments will be limited to three (3) minutes per person.

## **IV. FINANCIAL MATTERS**

- A. Review and consider ratification and/or approval of claims (to be distributed).
- B. Review and consider acceptance of unaudited financial statements (to be distributed).
- C. Consider engagement of Haynie & Company for preparation of 2024 Audit (to be distributed).
- D. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Resolutions and draft budgets).
- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).
- G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form ("Certification"), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- H. Consider appointment of District Accountant to prepare the 2026 Budget and set the date of the 2026 Budget Hearing as October 16, 2025.

- I. Discuss status of repayment to Clayton Properties Group II, Inc. or Clayton Properties Group, Inc. (“Clayton”) and/or MGV Investments, LLC (“MGV”) pursuant to the Facilities Acquisition and Reimbursement Agreement between the District, Clayton, and MGV, with revenue received under the Cost Sharing Agreement between the District and Muegge Farms Metropolitan District No. 2.

**V. COVENANT ENFORCEMENT AND OPERATIONS AND MAINTENANCE MATTERS**

- A. Discuss status of supplemental declarations:
  1. Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms American Dream (Filing No. 4); Consider adoption of Resolution Acknowledging and Adopting same (if necessary).
  2. Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms Coach House (Filing No. 4); Consider adoption of Resolution Acknowledging and Adopting same (if necessary).
- B. Discuss whether Policies and Procedures Governing the Enforcement of the Master Declaration of Covenants, Conditions, and Restrictions for Muegge Farms Filing No. 4, and for the enforcement of the supplemental declarations are needed; Consider adoption of Resolution related to same (if necessary).
- C. Discuss whether the design standards for the American Dream and Coach House products are needed; Consider adoption of Resolution related to same (if necessary).
- D. Discuss whether to amend District Fees to delineate between covenant enforcement / design-review related fees versus operation and maintenance fees; Consider adoption of Resolution related to same (if necessary).
- E. Design Review Committee Report.
- F. Discuss Covenant Enforcement Matters.
- G. Discuss District services for 2025 and consider approval of necessary proposals and/or service agreements for related services.
- H. Other.

**VI. CONSTRUCTION AND CAPITAL MATTERS**

- A. Discuss status of construction, including detention pond construction.
- B. Other.

## **VII. LEGAL MATTERS**

- A. Discuss status of the following:
  - 1. First Amendment to District No. 1 Facilities Acquisition and Reimbursement Agreement between the District, Clayton Properties Group, Inc., and MGV Investments, LLC (to be distributed).
  - 2. Termination of the Amended and Restated Multiple-Year Operation Funding Agreement between the District and Clayton Properties Group II, Inc. (to be distributed).
  - 3. Multiple-Year Operation Funding Agreement between the District and Clayton Properties Group, Inc. (to be distributed).
- B. Discuss whether an additional amendment to the Multiple-Year Operation Funding Agreement between the District and Clayton Properties Group, Inc. is needed, and consider approval of same.
- C. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (enclosure). Discuss the need for ballot issues and/or questions.
- D. Other.

## **VIII. OTHER BUSINESS**

- A. Other.

## **IX. ADJOURNMENT**

**THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**