

NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
THE RIDGE AT SAND CREEK METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of The Ridge at Sand Creek Metropolitan District (the “District”), of the City of Colorado Springs, El Paso County, Colorado, will hold a special meeting at 2:00 p.m., or as soon as thereafter possible, on November 4, 2024, by telephone and video conference and at the location, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: November 4, 2024
Time: 2:00 p.m., or as soon thereafter as possible
Location: 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO 80903
Video: [Zoom Meeting Link](#)
Call-In Number: 1.669.254.5252
Meeting ID: 160 621 7274
Passcode: 722569

AGENDA

BOARD OF DIRECTORS

Jeff Mark, President, (2023-2027)
Michael Garner, Secretary/Treasurer (2022-2025)
LeighAnn De Los Santos, Assistant Secretary/Treasurer (2022-2025)
Cass Melin, Assistant Secretary/Treasurer (2023-2027)
Alan Vancil, Assistant Secretary/Treasurer (2023-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the November 1, 2023 Meeting
6. Financial Items
 - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
 - b. Consider Ratification and Approval of 2023 Audit
 - c. Public Hearing re: 2024 Budget Amendment
 - i. Consider Approval of Resolution Amending 2024 Budget, if needed
 - d. Public Hearing re: 2025 Budget

- i. Consider Approval of Resolution Adopting 2025 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2025

7. Attorney Items

- a. Consider Approval of 2025 Administrative Matters Resolution
- b. Consider Approval of Resolution Calling 2025 Election
- c. Consider Approval of Resolution re Colorado Open Records Act
- d. Consider Approval of Resolution re Exclusion from Workers Compensation
- e. Consider Ratification and Approval of 2023 Annual Report
- f. Consider Updates to Resolutions re: Imposition of Fees for the Districts (Capital and Operations), as needed
- g. Consider Updates to Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed
- h. Consider Approval of Annual Engagement of District Consultants
- i. Discuss Memo re: 2024 Legislative Updates

8. Development Update

9. Other Business

10. Continuation/Adjournment