

# REDTAIL RIDGE METROPOLITAN DISTRICT

(Formerly known as Redtail Ridge Metropolitan District No. 3)

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://redtailridgemetrodistricts.specialdistrict.net/>

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

**DATE:** Wednesday, March 5, 2025

**TIME:** 9:00 a.m.

**LOCATION /**

**ACCESS:** You may attend the meeting in any of the following ways:

1. Join Zoom Meeting

<https://us02web.zoom.us/j/84650998439?pwd=QsJ0YtM6HECAzcFXONmHD5o7UFvgKq.1>

Meeting ID: 846 5099 8439

Passcode: 415378

2. To attend via telephone, dial 1-346-248-7799 and enter the following additional information:

Meeting ID: 846 5099 8439

Passcode: 415378

**Board of Directors**

Donald “Don” Guerra

Kathryn “Kat” Kendall

David Saad

VACANT

VACANT

Lisa A. Jacoby

**Office**

President

Treasurer

Assistant Secretary

Secretary

**Term Expires**

May 2025

May 2027

May 2027

May 2025

May 2027

Non-elected

### **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices. Approve Agenda.
- C. Public Comment - Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- D. Review and consider approval of the Minutes of the February 5, 2025 Regular Meeting (enclosure).

## **II. CONSTRUCTION MATTERS**

- A. Update from Construction Committee (Director Guerra and Evan Pesonen).

## **III. FINANCIAL / LEGAL MATTERS**

- A. Discuss and consider engagement of Auditor to perform 2024 audit.
- B. Review and consider adoption of Resolution Adopting Continuing Disclosure Policies and Procedures (enclosure).
- C. Review and consider approval of Amended and restated Temporary Construction Easement Agreement No. 24 (enclosure).
- D. Rescind Requisition Nos. 1 and 2 as authorized at the January 15, 2025, Board Meeting.
- E. Discuss and consider approval of Cost Certification No. 3 in an amount not-to-exceed \$755,000.00.
- F. Discuss and consider approval of Requisition No. 1 for Reimbursement of Redtail Ridge Portfolio, LLC, pursuant to the Facilities Funding Reimbursement and Acquisition Agreement in an amount not-to-exceed \$1,928,165.83, as approved in Cost Certification No. 1, plus interest.
- G. Discuss and consider approval of Requisition No. 2 for Reimbursement of Redtail Ridge Portfolio, LLC pursuant to the Facilities Funding Reimbursement and Acquisition Agreement an amount to not-to-exceed \$3,240,082.75 as approved in Cost Certification No. 2, plus interest.
- H. Discuss and consider approval of Requisition No. 3 for Reimbursement of Redtail Ridge Portfolio, LLC Pursuant to the Facilities Funding Reimbursement and Acquisition Agreement an Amount to not-to-exceed \$755,000.00 as approved in Cost Certification No. 3, plus interest.
- I. Discuss and consider approval of Requisition No. 4 to move funds to Subdivision Improvement Guarantee Escrow Account, pursuant to the Subdivision Improvement Guarantee Escrow Agreement.
- J. Discuss and consider M.A. Mortenson Company (dba Mortenson Construction) Scope of Work and consider Notice to Proceed.
- K. Rescind approval of Project Management Agreement with SBDM RR, LLC as authorized at the February 5, 2025, Board Meeting.

- L. Acknowledge certification of reasonableness of Project Management Fee, prepared by Independent District Engineering Services, LLC (“IDES”).
- M. Discuss and consider approval of Project Management Agreement (as amended) with SBDM RR, LLC.
- N. Discuss and consider third-party quote for \$1M in Social Engineering / Cyber Security coverage for an amount of \$21,857.00 (enclosure).

**IV. OTHER BUSINESS**

- A. Confirm a quorum for the April 2, 2025 Regular Meeting.

**V. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 2, 2025, AT 9:00 A.M.**