

CIMARRON METROPOLITAN DISTRICT  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710

[www.candelascommunity.com](http://www.candelascommunity.com)

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, November 21, 2023  
**TIME:** 3:30 p.m.  
**LOCATION:** Candelas Parkview Swim and Fitness Club  
19865 W. 94<sup>th</sup> Avenue  
Arvada, CO 80007

You can also attend the meetings in any of the following ways:

**URL:**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_N2MxNzY5ZjctMDhkMS00NWNhLWI0NmEtNDI3YmI0ZDRkNjMx%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2MxNzY5ZjctMDhkMS00NWNhLWI0NmEtNDI3YmI0ZDRkNjMx%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d)

**Dial in:**

**1-720-547-5281** United States, Denver  
Phone Conference ID: **779 243 201#**

**Board of Directors**

Brian Mulvany  
Patrick Vaughn  
Brian Daly  
Vacant  
Vacant

**Office**

President  
Secretary  
Treasurer  
N/A  
N/A

**Term Expires**

May, 2025  
May, 2027  
May, 2025  
May, 2027  
May, 2027

**I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notice.
- D. Review and consider adoption of Resolution Regarding 2024 Annual Administrative Matters (enclosed).

**II. 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.

**III. CONSENT AGENDA**

A. Review and consider approval of minutes of the October 17, 2023 Regular Meeting (enclosed).

**IV. FINANCIAL MATTERS**

A. Review and accept unaudited financial statements for the period ending September 30, 2023 (to be distributed).

B. Review and ratify/approve payment of claims in the amount of \$TBD through the period ending TBD, 2023 (to be distributed).

C. Review and ratify/approve payment of capital claims in the amount of \$TBD (to be distributed).

D. Conduct public hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution Amend the 2023 Budget (enclosed).

E. Conduct public hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money (enclosed).

F. Review and consider approval of the engagement letter with Haynie & Company to prepare the 2023 Audit (enclosed).

**V. LEGAL MATTERS – Adjourn to Executive Session, if necessary, for any of the following items:**

A. Discuss status of transition from Cimarron Metropolitan District to Vauxmont Metropolitan District under Master Intergovernmental Agreement.

B. Discuss status of repairs to Block 24, Tract A4 and authorize necessary action in conjunction therewith.

1. Possible Executive Session to receive legal advice from District counsel on specific legal questions and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., regarding current, pending or potential litigation related to Block 24, Tract A4.

C. Discuss matters relative to ongoing litigation regarding Block 28, Tract A6 and authorize necessary actions in conjunction therewith.

1. Possible Executive Session to receive legal advice from District counsel on specific legal questions and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., regarding current, pending or potential litigation related to Block 28, Tract A6.
- D. Approve action, if necessary, regarding matters discussed during Executive Session.

## **VI. CAPITAL IMPROVEMENTS**

- A. Discuss status of infrastructure installation for Candelas Project (October and November reports by IDES) (enclosed).
- B. Review and consider ratification/approval of contracts, work orders and change orders:
  1. Change Order No. 5 for Tract A4 Temporary Drain from CJB's Excavating in the amount of \$5,640 (enclosed).
  2. Change Order No. 4 for Tract A4 Concrete Demo and Haul Off from CJB's Excavating in the amount of \$4,360 (enclosed).
  3. Task Order No. 26 for Tract A4 LIDAR Analysis, Tract A6 Task Order No. 25 Overage and Additional Observation and Coordination from CTL Thompson in the amount of \$36,382.60 (enclosed).
  4. Change Order No. 6 for Tract A6 Earthwork, Concrete and Walls from CJB's Excavating in the amount of \$492,177.50 (enclosed).
  5. Change Order No. 7 for Tract A6 Bench Work as Requested by Coggins from CJB's Excavating in the amount of \$2,020 (enclosed).
  6. Change Order No. 8 for Tract A4 Bench Construction for Coggins Work from CJB's Excavating in the amount of \$13,340 (enclosed).
  7. Change Order No. 2 for Tract A4 Soldier Caisson Wall from IDES, LLC in the amount of \$1,352,520 (enclosed).
  8. Task Order No. 27 for Tract A6 Task Order No. 25 Overage and Additional Cost for Observation and Coordination from CTL Thompson in the amount of \$27,562.60 (enclosed).
  9. Task Order No. 12 for Filing 1 Tract A6 Slope Stability Services Overage and Additional Services from IDES, LLC in the amount of \$35,000 (enclosed).

- C. Review and consider acceptance of costs for construction of, and services related to, District improvements under the Verification of District Expenditures Report for October and November prepared by Independent District Engineering Services, LLC (“IDES”) for reimbursement to Arvada Residential Partners, LLC (“ARP”), and consider release and/or transfer of non-District improvements to ARP pursuant to the Facilities Funding and Acquisition Agreement between the District and ARP, based upon the recommendation of IDES (enclosed).

**VII. MANAGER MATTERS**

- A. Review and consider approval of CliftonLarsonAllen LLP Master Services Agreement and statement(s) of work for 2024 (enclosed).
- B. Discuss and consider approval of 2024 insurance renewal and accept current property schedule (enclosed).
- C. Discuss and consider worker’s compensation insurance for 2024 (enclosed).
- D. Consider authorization of renewing membership in the Special District Association for 2024.

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

**There are no more regular meetings scheduled in 2023.**