

# SENAC SOUTH METROPOLITAN DISTRICT NO. 1

REGULAR MEETING  
via teleconference  
Wednesday, June 26, 2024 at 2:00 P.M.  
<https://senacsouthmetrodistrict.com/>

*This meeting will be held via teleconferencing and can be joined through the directions below:*

<https://us06web.zoom.us/j/82372319467?pwd=cZ2wP0hal1ZXmZcD9DHg8uGHc8JrcJ.1>

Meeting ID: 823 7231 9467  
Passcode: 129710  
Call-in Number: (720) 707-2699

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Jerry Richmond, President	Term to May 2027
Aaron Clutter, Vice President	Term to May 2025
Kurtis Williams, Treasurer	Term to May 2025
Eric Lee, Secretary	Term to May 2027
VACANT	Term to May 2027

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## NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board(s) on matters that affect the District(s) that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. 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, by any Board member. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.
  - a. Approval of March 27, 2024 Regular Meeting Minutes (**enclosure**)
  - b. Consider Ratification of Transaction-Based Informed Consent to Representation (Richmond American Homes of Colorado, Inc.) (**enclosure**)
  - c. Consider Ratification of Transaction-Based Informed Consent to Representation (Toll Brothers Real Estate, Inc.) (**enclosure**)
  - d. Consider Ratification of Transaction-Based Informed Consent to Representation (Due Diligence Memorandum/Richmond American Homes) (**enclosure**)
6. Legal
  - a. Consider Approval of Metropolitan District Improvements Agreement (Step-In Rights) (**enclosure**)
  - b. Consider Approval of Infrastructure and Acquisition Agreements with Builders (**enclosure**)

- c. Consider Approval of Independent Contractor Agreement with JR Engineering (**enclosure**)
  - d. Discuss Development Update and Status of Public Bidding Needed
  - e. Discuss Website Accessibility, Document Remediation, Compliance Officer, Accessibility Statement and Plan.
    - 1. Discuss and Consider Approval of Resolution Adopting a Digital Accessibility Policy (**enclosure**)
    - 2. Consider Approval of Heatherly Creative LLC First Addendum to Independent Contractor Agreement (**enclosure**)
    - 3. Discuss Website Content
7. Financial Matters
- a. Review of Payables/Financials (**to be distributed**)
7. Other Business
8. Adjourn