

# FOSSIL RIDGE METROPOLITAN DISTRICTS NOS. 1-3

Agenda is preliminary and subject to change by majority vote of the Boards at the meeting. Any individuals with questions regarding this Notice of Regular Meeting and Agenda, or who require special accommodation to attend and/or participate in the meeting, should please contact the President of the Board of Directors of District 1 at [frdistrict2@gmail.com](mailto:frdistrict2@gmail.com)

## NOTICE OF A REGULAR MEETING AND SUMMARY OF AGENDA ITEMS

### Board of Directors – D1:

Tom Waterman - President  
Craig Brown - V.P.  
Kim Hussey - Treasurer  
Dave McGraw - Secretary  
Terry Larson - Asst. Sec.

### Board of Directors – D2:

Dave McGraw - President  
Terry Larson - V.P.  
Andrew Martin - Treasurer  
Theodore Michelsen - Secretary  
Tom Waterman - Asst. Sec.

### Board of Directors – D3:

Craig Brown - President  
Kim Hussey - V.P.  
Mike McCleary - Treasurer  
Libby Anglin - Secretary  
Aaron Hochstein - Asst. Sec.

### Consultants:

Sue Blair, CRS	District Manager
Marcos Pacheco, CRS	District Manager
Leeann Fabec, CRS	District Accountant
Kelley Duke, Esq.	Legal Counsel
Jennie Heinze	Community Manager

**DATE:**        **Monday, May 20, 2019**

**TIME:**        **5:30 P.M.**

**PLACE:**        **The Retreat at Solterra  
15260 W. Evans Avenue  
Lakewood, Colorado 80228**

## I.        ADMINISTRATIVE MATTERS

A. Call to Order/Roll Call/Declaration of Quorum (Districts 1-3)

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B. Present Disclosures of Potential Conflicts of Interest (Districts 1-3)

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C. Confirm Posting of Meeting Notices (Districts 1-3)

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II. APPROVAL OR AMENDMENT TO THE AGENDA (Districts 1-3)

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III. EXECUTIVE SESSION - 5:30 P.M. – 6:30 P.M. (Districts 1-3)

A. Pursuant to C.R.S. 24-6-402(4)(b) to receive advice of legal counsel

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IV. PUBLIC COMMENT (Districts 1-3)

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V. CONSENT AGENDA – Jennie Heinze

A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested by a Board member; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Ratification of the Payment of Claims in the amount of \$118,434.01 for the Period of October 1, 2018 through April 30, 2019 (enclosure) (District 1) Pg. 4-5
2. Ratification of the Payment of Claims in the amount of \$6,541.13 for the Period of January 1, 2019 through April 30, 2019 (enclosure) (District 2) Pg. 6
3. Ratification of the Payment of Claims in the amount of \$6,521.96 for the Period of January 1, 2019 through April 30, 2019 (enclosure) (District 3) Pg. 7
4. Approve the Minutes of the Combined Regular Board Meeting Held on February 11, 2019 (enclosure) (Districts 1-3) Pg. 8-15

REGULAR AGENDA

VI. LEGAL MATTERS

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VII. UPDATE ON GREEN MOUNTAIN DISPUTE OVER COMPENSATION OVER SEWER PIPE OVERSIZING – Director Hochstein (enclosure) Pg. 16

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VIII. FINANCIAL MATTERS

- A. Approve New Financial Committee Members Swider & Nicolet (enclosure) Pg. 17-20
  - B. 2018 Audit Update - Director Hussey
  - C. 2020 Budget Review Process – Director Hussey
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IX. OPERATIONS AND MAINTENANCE MATTERS (District 1)

- A. Engineering Update – Director Larson (enclosure) Pg. 21-24
  - B. Retreat Fountain Update – Jennie Heinze (enclosure) Pg. 25-26
  - C. Landscape Update – Jennie Heinze (enclosure) Pg. 27-43
  - D. Surveillance Camera Warning Signs (enclosure) Pg. 44-50
  - E. Approve Retreat Cabinet Locks-Director Waterman (enclosure) Pg. 51-52
  - F. Retreat Stone Floor Cleaning (enclosure) Pg. 53
  - G. Retreat Window Shades & Tinting Update (enclosure) Pg. 54
  - H. Parking Lot Striping & Pool Touch Up (enclosure) Pg. 55-65
  - I. Amended and Restated Policies & Procedures Governing the Recreation Amenities for Solterra (enclosure) Pg. 66-83
  - J. Retreat Rental Contracts and Fee Schedule (enclosure) Pg. 84-89
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X. COMMITTEE REPORTS & RECOGNITION OF NEW MEMBERS

- A. Finance Committee (enclosure) Pg. 90-92
- B. Social Committee (enclosure) Pg. 93-96
- C. Retreat/Pool Committee (enclosure) Pg. 97-99
- D. Landscape Committee (enclosure) Pg. 100

XI. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR MONDAY, AUGUST 19, 2019