

**Notice of Special Meeting  
Greenspire Metropolitan District No. 2**

NOTICE IS HEREBY GIVEN that the Board of Directors of the **Greenspire Metropolitan District No. 2**, Town on Windsor, County of Weld, State of Colorado, will hold a Special board meeting at 6:30 p.m. on July 28, 2021. The meeting will be held via Zoom teleconferencing. The meeting will be held to conduct such business as may come before the Board, including but not limited to consideration of adding a new Board Member. The meeting is open to the Public.

To help protect our community, and contribute to the country's efforts to reduce the spread of COVID -19, The Board of Directors encourages reduced physical attendance and social distancing, to allow for the conducting of business and inclusion of public comment in accordance with the District's meeting agenda. Therefore, all Public and others will be invited to join the meeting via Zoom.

To access the meeting, visit **www.zoom.us**, click the Join the Meeting link, and type in the following Meeting ID and Passcode:

**Meeting ID:** 837 0966 1951  
**Passcode:** 601080

BY ORDER OF THE BOARD OF DIRECTORS:  
GREENSPIRE METROPOLITAN DISTRICT NO. 1  
By: /s/ SETER & VANDER WALL, P.C.  
Attorneys to the District

**AGENDA**

- 1 Call to Order
- 2 Declaration of Quorum
- 3 Recordation of Meetings (Unfinished Business) **Recommendation**
- 4 Disclosure Matters - Board of Director Conflicts of Interest ("COI") **Recommendation**
- 5 Corrections / Clarifications to Minutes:  
Minutes for D1&D3 meeting held 09/08/20 - **Notice** - error in COI Disclosure  
Minutes for D1&D3 meeting held 04/13/21 - **Notice** - error in COI Disclosure  
Minutes for D2 meetings held 09/23/20 and 10/28/20 - Clarification re Water Fee Credits
- 6 Director Matters:
  - (a) Welcome new "voting" Board member, Director Doug Hoffman
  - (b) Director and Title changes (D1 & D3):
  - (c) Communication between Districts & Directors (Colorado Open Meeting Statutes)  
**Recommendation**
  - (d) Affidavit of Qualification of Directors - **Recommendation**
  - (e) Other Director matters
- 7 Approval of District No. 2's Board Minutes
  - (a) Recordation of Board Meetings - **Recommendation**
  - (b) June 23, 2021, April 28, 2021 (Ratification of minutes/decisions made at a later date if deemed necessary, including 10/28/20 Minutes that were conducted using the ZOOM Platform
  - (c) Special Committee of the Boards to review minutes - **Recommendation**
- 8 Public Comments, Disputes, Protests, and Complaints

- (a) Requests for Refunds / Credits - Water invoices 2020. Service Plan - **Recommendation**
- (b) Emails re excessive water - Saratoga Drive
- (c) Other Public Comments
- 9 District Manager's Report
  - (a) Excessive water issue - properties on Saratoga Drive,
  - (b) Implementation of approval by D1 to move forward with purchase of equipment to start reading
  - (c) Replacement of dead trees
  - (d) Other
- 10 Financial Matters:
  - (a) Status of CORA Requests and related questions
  - (b) Revised supporting schedules to the financial statements / revised financial statements? 10/31/20, 12/31/20, 03/31/21 if applicable
  - (c) Financial Statements D1, 2 & 3 Quarter Ending 06/30/21
  - (d) Comprehensive Supporting Schedules reconciled to Financial Statements dated 06/30/21: Non-potable water fees, Tap fees (late fees & interest calculations); loan balances (interest calculations),
- 11 Developer's / Builder's Reports - **Recommendation**
- 12 Secretary / Treasurer's Report:
  - (a) Internal Control Testing: 2020 & 2021 Water Fees, Tap Fees, Reconcilements, requests for information, and answers to pending questions
  - (b) HOA - on web, still only address issues if complain? Do new homeowners know this?
  - (c) **Recommendations**
- 13 Legal Matters
  - (a) Advance and Reimbursement Agreement - Status Update on History listing, forgiveness of interest, market interest rate
  - (b) Bond Refinancing - Forecasting - Market Rate
  - (c) Repeal of the Gallagher Amendment
  - (d) Other Legal Matters
- 14 Unfinished Business (not included elsewhere in the Agenda)
  - (a) Location for Regular Meetings
  - (b) Mill Levies (Notice / Recommendation)
  - (c) Other unfinished business
- 15 Other Business
  - (a) 2021 Calendar of Statutory Deadlines
  - (b) Transfer of property to District No. 1 **Recommendation**
- 16 Adjourn

**NEXT REGULAR BOARD MEETING: October 27, 2021 at 6:30 p.m.** (4th Wednesday of July, October, January, and April). A physical location will hopefully be determined for future Regular Meetings. Special Meetings may be called between Regular Meetings if deemed necessary.