

YARROW GARDENS METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

<https://yarrowgardensmd.colorado.gov/>

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Brooks Cannon	President	2029/May 2029
Jeanette Kelder	Treasurer	2027/May 2027
Shane Harris	Assistant Secretary	2027/May 2027
Jeffrey Seibold	Assistant Secretary	2029/May 2025
VACANT	Assistant Secretary	2029/May 2029

DATE: Wednesday, May 21, 2025

TIME: 1:45 P.M.

PLACE: In Person at 141 Union Boulevard, Suite 150, Lakewood, CO 80228 and Virtual Meeting via Zoom

At this meeting, it is anticipated that the Board will make a final determination to issue general obligation indebtedness.

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Join Zoom Meeting:

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRTWkRyUjZzc1VMWTFjFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Call to Order, Conform Quorum, and Present Disclosures of Potential Conflicts of Interest.

- B. Approve Agenda, confirm posting of meeting notices and designate 24-hour posting location.

- C. Review and consider approval of Minutes from the December 10, 2024 Regular Meeting and Statutory Annual Meeting (enclosures).

- D. Discuss results of the May 6, 2025 Regular Directors' Election (enclosure).
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- E. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. Secretary _____
Asst. Secretary _____
Asst. Secretary _____

- F. Consider authorizing interested Board Members to attend the 2025 Special District Association's Annual Conference in Keystone on September 16, 17 and 18, 2025.
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims (enclosures).
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- B. Review and accept the unaudited financial statements through December 31, 2024 (enclosure).
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V. LEGAL MATTERS

- A. 2025 Bond Refinance

1. Review and consider approval of Engagement Letter between District No. 2 and Taft Stettinius & Hollister LLP for bond counsel services (enclosure).
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2. Review and consider approval of Placement Agent Agreement between the District and Piper Sandler & Co. (enclosure).

3. Review and consider approval of Termination of Reimbursement Agreements and Release of Claims (Operations and Public Infrastructure) between the District and TH Yarrow Gardens, LLC.

4. Review and consider adoption of a Resolution Authorizing the issuance of the District's Limited Tax General Obligation Improvement and Refunding Loan, Series 2025, in the maximum aggregate principal amount of \$_____, for the purpose of refunding the District's outstanding general obligation indebtedness, reimbursing certain amounts owed to TH Yarrow Gardens, LLC; and paying certain costs of issuance of the Loan (enclosure).

V. COVENANTS, OPERATION, AND MAINTENANCE MATTERS

- A. Community Manager's Report.

- B. Review and approve Proposals for removal of mulch and replace with river rock (enclosures).

- C. Review and consider approval of Proposal from Land Tech Contractors, LLC for mulch refresh (enclosure).

- D. Review and ratify approval of Third Amendment to Agreement for Services between the District and Land Tech Contractors, LLC (enclosure).

VI. OTHER BUSINESS

- A. Consider Appointment of Jeffrey Seibold to Board of Directors

VII. ADJOURNMENT: **THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 8, 2025.**