

**NOTICE OF SPECIAL MEETING  
WATERFALL METROPOLITAN DISTRICT NO. 1**

**NOTICE IS HEREBY GIVEN** that a special meeting of the Board of Directors of Waterfall Metropolitan District No. 1, Larimer County, Colorado, has been scheduled for, Friday, November 11, 2022 at 12:30 p.m. by MS Teams and Teleconference only. At such meeting, the Board shall conduct the regular business of the District and any other business which may come before the Board. All meetings are open to the public. The Board reserves the right to adjourn to an executive session to discuss items allowed under C.R.S. 24-6-402(4).

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairman	May 2025
Abby Kirkbride	Vice President & Asst. Secretary	May 2023
Sam Salazar	Secretary	May 2023
Tim DePeder	Treasurer	May 2025
Rishi Loona	Assistant Secretary	May 2023

**DATE:** November 11, 2022 (Friday)  
**TIME:** 12:30 P.M.  
**PLACE:** MS TEAMS and Teleconference Only

[Click here to join the meeting](https://tinyurl.com/3jdpw78a) (Please press the control key and click to access hyperlink)  
<https://tinyurl.com/3jdpw78a> (This link can be copied into your web browser)  
**720-721-3140; Conference ID: 275 703 853#** (if joining the meeting by phone)

**I. ADMINISTRATIVE ITEMS**

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment. Comments are limited to three (3) minutes per speaker.

**II. CONSENT AGENDA**

- A. Approval of Minutes – July 28, 2022 Regular Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.
- D. Financial Statements as of June 30, 2022.
- E. Consideration and Approval of 2023 Annual Administrative Matters Resolution.
- F. Consideration and Approval of 2023 Meeting Resolution.
- G. Consideration and Approval of 2023 Election Resolution.

**III. FINANCE MANAGER ITEMS**

- A. Finance Manager’s Report.
- B. Public Hearing regarding the Proposed Amended 2022 Budget.
- C. Consider Adoption of Amended 2022 Budgets; Consider Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed 2023 Budgets.
- E. Consider Adoption of 2023 Budgets; Consider Approval of resolution to Adopt Budgets; and Appropriate Sums of Money.
- F. Consider engagement of John Cutler and associates to perform the 2022 Audit.

**IV. LEGAL ITEMS**

**V. DISTRICT MANAGER ITEMS**

- A. Manager’s Report.
- B. Monthly Operations Update.
- C. Consider Approval of 2023 Master Service Agreements with Operations and Maintenance Service Contractors.
  - i. Affordable Pest Control
  - ii. All Sweep
  - iii. Davinci Signs
  - iv. Fiske Electric
  - v. Green Earth Midwest
  - vi. High Plains Environmental Center
  - vii. Mcwhinney Real Estate Services
  - viii. Ornamental Landscape Services (OLM)
  - ix. SWPPP Colorado
- D. Consider Authorization to Execute 2023 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2023 Budget.

**I. ADJOURNMENT**

Should an individual require accommodation in order to participate at the meeting, the District requests that the individual contact the District’s office in advance of the public meeting to provide notice of the requested accommodation.

WATERFALL METROPOLITAN DISTRICT NO. 1

By \_\_\_\_\_/s/Kieyesia Conaway  
District Administrator