

**NOTICE AND AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
DEER CREEK VILLAS METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Deer Creek Villas Metropolitan District (the “District”), of County of Jefferson, Colorado, will hold a special meeting at 2:00 p.m., or as soon as thereafter possible, on December 4, 2024, at by telephone and video conference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: December 4, 2024
Time: 2:00 p.m.
Location: Virtual
Video: [Zoom Meeting Link](#)
Call-In Number: 720/707-2699 (Denver)
Meeting ID: Meeting ID: 825 9092 6922
Passcode: 550485

AGENDA

BOARD OF DIRECTORS

Sara Dieringer, President, (2023-2027)
Bryan Conway, Treasurer (2023-2027)
Brian Sandman, Asst. Secretary (2022-2025)
Chris Miller, Asst. Secretary, (2022-2025)
Michelle Wood, Director (2023-2027)

1. Call to Order
2. Present Disclosures of Potential Conflicts of Interest
3. Public Comment
4. Approval of the Agenda and Meeting Location
5. Legal Matters
 - a. Property Conveyance
 - i. Review and approve Engineer’s Acceptance Letter, Special Warranty Deed, and Bill of Sale (Deer Creek Golf Club PA-1B Tracts) (Cardel Ken Caryl LLC, Grantor)
 - ii. Review and approve Engineer’s Acceptance Letter, Special Warranty Deed, and Bill of Sale (Deer Creek Golf Club PA-1A Tracts) (Cardel Ken Caryl LLC, Grantor)

- iii. Consider adoption of Resolution Concerning May 6, 2025, election
 - iv. Consider Approval of Exclusion of Workers Compensation Coverage for 2025 and Resolution and Form for Exclusion of Coverage
 - v. Consider Approval of the Updated Colorado Open Records Act Resolution
 - vi. Consider Approval of Consider Authorization of Renewing Special District Association Membership for 2025
 - vii. Discuss and Consider Approval of Property & Liability Coverage for 2025
 - viii. Consider Resolution Adopting Policies Concerning Covenant Enforcement and Design Review Services
6. Director Matters
7. Financial Matters
- a. Ratify claims
 - b. Financial Statements
 - c. Consider adoption of Resolution to adopt the 2025 Budget, Set Mill Levies and Appropriate Sums of Money (enclosure)
 - d. Consider adoption of Resolution to amend the 2024 Budget, if necessary
8. Management Matters
- a. 2025 Meeting Dates
 - b. Consider adoption of 2025 Administrative Resolution
9. Other Business
10. Continuation/Adjournment