

ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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<http://roammd1-3.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Blake Johnson	President	2025/May 2025
Jolene Larson	Treasurer	2025/May 2025
Robert Cyman	Secretary	2025/May 2025
Robert Klane	Assistant Secretary	2027/May 2027
Brian Ripley	Assistant Secretary	2027/May 2027

DATE: November 7, 2024

TIME: 11:00 a.m.

PLACE: This meeting will be held via Zoom. The meeting can be joined through the directions below:

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

<https://us02web.zoom.us/j/83015456087?pwd=VEFuekdYk1LQ1F1ZWlHbDZuYk1RQT09>

Phone Number: (719) 359-4580

Meeting ID: 830 1545 6087

Passcode: 708751

One tap mobile: +17193594580,,83015456087#

I. ADMINISTRATIVE MATTERS

A. Confirmation of Quorum, Call to Order, Approval of Agenda.

B. Present Disclosures of Potential Conflicts of Interest.

II. PUBLIC COMMENT

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 person.

III. CONSENT AGENDA

- Review and Approve the Minutes of the September 27, 2024 Regular Meeting (enclosure).
 - Adopt Resolution No. 2024-11-01 - 2025 Annual Administrative Matters Resolution (enclosure).
 - Adopt Resolution No. 2024-11-02-2025 Meeting Resolution; confirm date, time, and location of the meetings and posting of meeting notices (enclosure).
 - Adopt Resolution No. 2024-11-03—2025 Covenant Enforcement Policy (to be distributed).
 - Adopt Resolution No. 2024-11-04—Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure).
 - Adopt Resolution No. 2024-11-05—Approving a Second Amendment to the Public Records Policy Regarding the Inspection, Retention and Disposal of Public Records (enclosure).
 - Ratify approval of IDES Work Orders #5, #6 and #7 (enclosures).
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IV. LEGAL MATTERS

- A. Consider Temporary Construction Easement Agreement with Fraser River Development Co. (enclosure)

- B. Consider Phase 4 Development Improvement Agreement with Town of Winter Park re Community Center (enclosure).

- C. Consider Fourth Amendment to Amended and Restated 2020 Funding and Reimbursement Agreement with Fraser River Development Co LLC, Refunding of Existing Subordinate Promissory Note, and Issuance of a New Subordinate Promissory Note (enclosure).

- D. Consider Developer Funding Agreement Cabins Phase 2 with Fraser River Development Co LLC (enclosure).

V. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of District No. 1 claims for the period ending as follows (enclosure):

Fund	Period Ending Oct. 31, 2024
General	\$ 9,263.10
Debt	\$ -0-
Capital	\$ 32,078.19
Total	\$ 41,341.29

B. Review and accept the unaudited financial statements through the period ending September 30, 2024 and Schedule of Cash Position as of September 30, 2024 for District No. 1 (enclosure).

C. Review and approve/ratify the District Expenditure Verification Report and approve Pay Applications therein (District No. 1) (enclosures).

D. Review and approve Requisition No. 16 (District No. 2) (to be distributed).

E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund, Debt Service Fund, and Other Fund(s) (District Nos. 1, 2, and 3) (enclosures – preliminary AV, draft 2025 Budgets, and Resolutions).

VI. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

A. Roam Filing 3 Cabins Phase 2 Update.

B. Beaver's Lodge Community Center Update.

C. Consider Change Order No. 5 to Roam Cabins Phase 2 Contract with Mountain States Snowcats (enclosure)

VII. OTHER MATTERS

A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
DECEMBER 5, 2024.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.