

# LARKRIDGE METROPOLITAN DISTRICT NO. 2 (“DISTRICT”)

405 Urban Street, Suite 310

Lakewood, Colorado 80228

Tel: 720-213-6621

Website: <https://larkridgemd1-2.colorado.gov/>

## **NOTICE OF SPECIAL MEETING AND AGENDA**

Board of Directors:

Jonathan Perlmutter

Brian S. Heinze

Shell D. Cook

Jay Perlmutter

Darrin Keslar

Ann Finn

Office:

President

Treasurer

Assistant Secretary

Assistant Secretary

Assistant Secretary

Secretary (not an elected position)

Term/Expiration:

2027/May 2027

2027/May 2027

2025/May 2025

2027/May 2027

2025/May 2025

DATE: December 9, 2024

TIME: 3:00 p.m.

PLACE:

***Physical Location***

Jordon Perlmutter & Co.  
1601 Blake Street, Suite 600  
Denver, Colorado 80202

***Conference Call***

Phone Number: 1 (201) 616-0673  
Passcode: 221876

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Confirm quorum, location of the meeting and posting of meeting notices. Approve agenda.

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C. Review and approve the Minutes of the July 15, 2024 Special Meeting (enclosure).

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D. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are June 10, 2025 and October 7, 2025 at 11:30 a.m. at Jordan Perlmutter & Co., 1601 Blake Street, Suite 600, Denver, Colorado 80202 and via Zoom and/or conference call) and consider approval of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

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E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (District Transparency Notice).

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- F. Discuss and authorize renewal of District's insurance and Special District Association membership for 2025.
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1. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2025 (enclosures).
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- G. Website Accessibility Discussion.

1. Discuss and consider approval of contract with Streamline Software, Inc. for Website Accessibility Services.
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## II. PUBLIC COMMENTS

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

- A. Review and ratify approval of the payment of claims (enclosure).
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- B. Review and accept unaudited quarterly financial statements and the schedule of cash position statement (enclosure).
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- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
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- D. Discuss imposition of an Operations and Maintenance Fee and consider adoption of a Resolution of the Board of Directors of the Larkridge Metropolitan District No. 2 Regarding the Imposition of District Operations and Maintenance Fee.
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- 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 Resolution to Set Mill Levies (enclosures – Resolutions and draft budgets).
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- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
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- G. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.
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- H. Consider appointment of District Accountant to prepare 2026 Budget.
1. Consider setting the date for a Public Hearing to adopt the 2026 Budget for October 7, 2025, at 11:30 a.m., to be held at Jordon Perlmutter & Co., 1601 Blake Street, Suite 600, Denver, Colorado 80202 and/or via Zoom/conference call.
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- I. Discuss statutory requirements for an audit. Consider engagement of Dazzio & Associates, P.C. for preparation of 2024 Audit (enclosure).
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- J. Review and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2025 Accounting Services (*enclosure*).
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#### IV. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution 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. Self-Nomination Forms are due by February 28, 2025 (enclosure).
1. Discuss the need for ballot issues and/or questions.
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- B. Discuss and approve assignments (or partial assignments) of the following Agreements from Thornton 164 LLC to the District:
1. Restrictions and Easements Agreement, dated June 30, 2006, by and between Thornton 164 LLC and Costco Wholesale Corporation, as amended by that certain First Amendment to Restrictions and Easements Agreement, dated April 22, 2021, by and between Thornton 164 LLC, Costco Wholesale Corporation, Colton Lee Communities, LLC, and Halle Properties, L.L.C.

2. Declaration of Restrictions and Easements, dated December 7, 2006, by Thornton 164 LLC, as amended by that certain First Amendment to Declaration of Restrictions and Easements, dated August 16, 2017, by and between Thornton 164 LLC, Village Capital Corporation, and Kaiser Foundation Health Plan of Colorado.
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3. Amended and Restated Restrictions and Easements Agreement, dated May 2, 2024, by and between Thornton 164 LLC, EPR Thornton Holdings, LLC, K1 Thornton Realty LLC, and acknowledged by the District.
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- C. Discuss and consider approval of 2025 Operation Funding Agreement between the District and Thornton 164 LLC.
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- D. Consider approval of a Bargain and Sale Deed from Thornton 164 LLC to the District (Tracts A, B, B1, D3, 4E, and 5B) (enclosure).
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- E. Discuss and consider adoption of Resolution Authorizing the Acquisition of Certain Real Property (Tracts A, B, B1, D3, 4E, and 5B) (enclosure).
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1. Discuss and direct District staff to update insurance coverage to include Tracts A, B, B1, D3, 4E, and 5B, as necessary.
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V. OPERATIONS AND MAINTENANCE

- A. Discuss District services for 2025 and consider approval of necessary service agreements for related services:
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1. Review and consider approval of Landscape Maintenance Agreement between the District and Environmental Designs, LLC (enclosure).
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2. Review and consider approval of Snow Removal Agreement between the District and Martinson Services (to be distributed).
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VI. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**