

**CUNDALL FARMS METROPOLITAN DISTRICT**  
**SPECIAL MEETING**  
(via Teleconference)  
April 6, 2021 at 5:30 P.M.

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David Scott, President/Treasurer	Term to May 2022
Reuben Patrick Maes, Vice President	Term to May 2023
Bradley Mark Nelson, Director	Term to May 2023
Kathy Snyder, Director	Term to May 2023
Darren Fresquez, Secretary	Term to May 2022

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*Due to Executive Orders issued by Governor Polis, and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the risk posed by COVID 19, this meeting will be held via teleconferencing and can be joined through the directions below:*

Link: <https://zoom.us/j/93464813249>  
Meeting ID: 934 6481 3249  
Call-In Number: 1-669-900-9128  
Password: 164348

**NOTICE OF SPECIAL MEETING AND AGENDA**

1. Call to Order
2. Declaration of Quorum/Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - 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 per person. Please sign in.
5. Consent Agenda **(5 minutes)**
  - a. Approval of March 2, 2021 Special Meeting Minutes (**enclosure**)
  - b. Ratification of First Amendment to Independent Contractor Agreement with Schultz Industries for Landscape Maintenance and Snow Removal Services for 2021 (**enclosure**)
  - c. Ratification of Contract with Kiowa Creek LLC for Wagon Rides (**enclosure**)
  - d. Ratification of Contract with Little Angels Pony and Pals for Petting Zoo (**enclosure**)
6. Executive Session **(30 minutes)** – The Board intends to enter into executive session pursuant to § 24-6- 402(4)(b), C.R.S., conference with an attorney for the District for the purpose of receiving legal advice on specific legal questions related to: (a) General Obligation Refunding Bonds, Series 2017A, Subordinate Limited Tax General Obligation Improvement Bonds, Series 2017B, and Limited Tax Junior Lien Subordinate General

Obligation Bonds, Series 2017C (collectively, the “Bonds”) and (b) Developer Advance Payment to Cundall Farms, LLC and pursuant to § 24-6-402(4)(e), C.R.S. determining positions relative to matter that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators related to the Bonds and/or the Developer Advance Payment to Cundall Farms, LLC.

7. Refinancing Transaction **(10 minutes)**
  - a. Discussion Regarding Refinancing Schedule of Events **(enclosure)**
  - b. Consider Approval of Special Loan Fee Disclosure Letter with White Bear Ankele Tanaka & Waldron **(enclosure)**
8. Financial Matters **(10 minutes)**
  - a. Consider Ratification of Cash Position and Interim Claims Report **(enclosures)**
  - b. Other Financial Matters
9. Presentation from ET Irrigation Regarding Irrigation System **(enclosure) (15 minutes)**
10. Management Matters **(30 minutes)**
  - a. Manager Report **(enclosure)**
  - b. Consider Approval of Playground Inspection Proposal from Playground Safety Solutions LLC **(enclosure)**
  - c. Consider Approval of Amendment to Section 1.4 and Section 3.44 of the Residential Improvement Guidelines and Site Restrictions for Trailside Community **(enclosure)**
  - d. Discussion Regarding Insurance Claim for Trees and Shrubs
  - e. Discussion Regarding Basketball Court Repairs
  - f. Discussion Regarding Prairie Dogs Eradication in Open Space **(enclosure)**
  - g. Update regarding License Agreement with Colorado Department of Public Health and Environment **(enclosure)**
  - h. Other Management Matters
11. Legal Matters
  - a. Other Legal Matters
12. Other Business **(20 minutes)**
  - a. Discussion Regarding Frequency of Meetings
  - b. Discussion Regarding Email Communications
  - c. Discussion Regarding Coupon Books for Operations Fee
  - d. Discussion Regarding Financial Committee
  - e. Discussion Regarding Timing of Snow Removal
13. Adjourn