

NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
VILLA BELLA METROPOLITAN DISTRICT NOS. 1-3

NOTICE IS HEREBY GIVEN that the Boards of Directors (the “Boards”) of the Villa Bella Metropolitan District Nos. 1-3 (the “Districts”), of the City of Pueblo, Pueblo County, Colorado, will hold a special meeting at 11:00 a.m., or as soon as thereafter possible, on November 4, 2024, by telephone and video conference and at the location, 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: November 4, 2024
Time: 11:00 a.m.. or as soon thereafter as possible
Location: 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO 80903
Video: [Zoom Meeting Link](#)
Call-In Number: 1.669.254.5252
Meeting ID: 160 681 1924
Passcode: 852659

AGENDA

BOARD OF DIRECTORS

Jeff Mark, President, (2023-2027)
Alan Vancil, Secretary/Treasurer (2023-2027)
Chasity McMorro, Assistant Secretary/Treasurer (2023-2027)
David Cocolin, Assistant Secretary/Treasurer (2022-2025)
Vacancy (2023-2025)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the October 24, 2023 Meeting
6. Financial Items
 - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
 - b. Consider Ratification and Approval of 2023 Audit Exemptions
 - c. Public Hearing re: 2024 Budget Amendments
 - i. Consider Approval of Resolutions Amending 2024 Budgets, if needed
 - d. Public Hearing re: 2025 Budgets

- i. Consider Approval of Resolutions Adopting 2025 Budgets, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the Districts for Collection in Fiscal Year 2025
7. Attorney Items
 - a. Consider Approval of 2025 Administrative Matters Resolution
 - b. Consider Approval of Resolution Calling 2025 Election
 - c. Consider Approval of Resolution re Colorado Open Records Act
 - d. Consider Approval of Resolution re Exclusion from Workers Compensation
 - e. Consider Ratification and Approval of 2023 Annual Report
 - f. Consider Updates to Resolutions re: Imposition of Fees for the Districts (Capital and Operations), as needed
 - g. Consider Updates to Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed
 - h. Consider Approval of Annual Engagement of District Consultants
 - i. Discuss Memo re: 2024 Legislative Updates
8. Development Update
9. Other Business
10. Continuation/Adjournment