

**NOTICE OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
SADDLER RIDGE METROPOLITAN DISTRICT**

<https://www.saddlerridgemd.com>

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Saddler Ridge Metropolitan District, Town of Severance, Colorado will be held via teleconference on November 12, 2024, at 5:30 p.m. and can be joined virtually through the directions below. The meeting is open to the public.

Via Teleconference

<https://us06web.zoom.us/j/84500402004?pwd=w72rE4aAGVnlx1Sk6OIAtdEDYckJZ.1>

Call In Information: (720) 707-2699

Meeting ID: 845 0040 2004

Passcode: 612321

BOARD OF DIRECTORS

Director	Office	Term
Jake Pault	President	May 2025
Susan Pault	Vice President	May 2027
Dave Seidl	Treasurer	May 2027
David Bayliff	Assistant Secretary	May 2025
Kenneth Jochims	Secretary	May 2025

AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Financial Matters
 - a. Consider Approval of Financials Statements and Payables **(to be distributed)**
 - b. Conduct Public Hearing on 2024 Budget Amendment, if necessary
 - i. Consider Adoption of Resolution Amending 2024 Budget **(enclosure)**
 - c. Conduct Public Hearing on 2025 Budget
 - i. Consider Adoption of Resolution Adopting 2025 Budget, Imposing Mill Levy, and Appropriating Funds **(enclosure)**
 - d. Consider Adoption of Fourth Amendment to the Amended and Restated Resolution Concerning the Imposition of Fees – Adoption of Amended Fee Schedule **(enclosure)**
 - e. Consider Approval of Sixth Amendment to Funding and Reimbursement Agreement with Liberty Savings Bank – Wastewater **(enclosure)**
 - f. Consider Approval of Seventh Amendment to Funding and Reimbursement Agreement with Liberty Savings Bank – Operations and Maintenance **(enclosure)**
 - g. Consider Auditor Proposal(s) for 2024 Audit
5. Consent Agenda - These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.
 - a. Approval of 2025 Disclosure Notice Pursuant to Section 32-1-809, C.R.S. **(enclosure)**
 - b. Consider Approval of Minutes from September 17, 2024 Special Meeting **(enclosure)**

- c. Approval of Second Addendum to Independent Contractor Agreement with Foothills Landscape Maintenance, LLC for Landscape Maintenance Services (**enclosure**)
 - d. Approval of Fourth Addendum to Independent Contractor Agreement with JD Enterprises for Snow Removal (**enclosure**)
 - e. Approval of Second Addendum to Independent Contractor Agreement with Generator Source, LLC for Generator Maintenance (**enclosure**)
 - f. Approval of Fifth Addendum to Independent Contractor Agreement with Ramey Environmental Compliance for Professional Operational Sources (**enclosure**)
 - g. Approval of Third Addendum to Independent Contractor Agreement with LAI Design Group of Colorado, LLC for Design Review Services – Residential and Commercial (**enclosure**)
 - h. Approval of First Addendum to Independent Contractor Agreement with American Conservation and Billing Solutions – 2025 Fees (**enclosure**)
6. Management and Covenant Enforcement Services
- a. Discuss Resignation of Centennial Consulting Group and Effective Date
 - b. Discuss Proposals Received for Management and Covenant Enforcement Services (**distributed under separate cover**)
 - i. Public Alliance
 - ii. Special District Management Services
 - iii. MSI, LLC
 - iv. Westwind Management Group, LLC
 - v. Pinnacle Consulting Group
7. Legal Matters
- a. Consider Adoption of Resolution Regarding a Procurement Policy (**enclosure**)
 - b. Consider Adoption of 2025 Annual Administrative Resolution (**enclosure**)
 - c. Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Government Documents – Residential (**enclosure**)
 - d. Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Government Documents – Commercial (**enclosure**)
 - e. Consider Adoption of Third Amendment to the Amended and Restated Residential Rules and Regulations and Residential Improvement Guidelines and Site Restrictions – 2024 Legislation (**enclosure**)
 - f. Consider Adoption of Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges (**enclosure**)
 - g. Discuss for Approval Winzenburg, Leff, Purvis, and Payne 2025 Traditional Fee Schedule – District Clients (**enclosure**)
 - h. Discuss and Consider Approval of Resolution Calling the May 6, 2025 Election (**enclosure**)
 - i. Consider Approval of Amended and Restated Public Records Request Policy (**enclosure**)
8. Insurance Matters
- a. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage – Review Property Schedule (**enclosure**)
 - b. Consider Authorization of Renewal of Special District Association of Colorado Membership for 2024
 - c. Consider Approval of Workers’ Compensation Coverage with Colorado Special Districts Property and Liability Pool
9. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.

10. Adjourn

All meetings to be held virtually.