

**TWO BRIDGES METROPOLITAN DISTRICT  
PUBLIC NOTICE OF REGULAR MEETING OF THE  
BOARD OF DIRECTORS**

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of the Two Bridges Metropolitan District of the County of Douglas, State of Colorado, shall be held on Wednesday October 11, 2023 at 6:00pm held at the Pinery Fire Station (8165 N Pinery Parkway, Parker, CO 80134). At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 04<sup>th</sup> day of October 2023.

TWO BRIDGES METROPOLITAN DISTRICT

By: /s/ Annemarie Tucker  
District Manager

# Two Bridges Metropolitan District

## Regular Board Meeting Agenda

Directors	Office	Term Expiration
Korin Barr	President	May 2025
Karen McCracken	Treasurer	May 2025
Aaron Argabright		May 2025
Vacancy		May 2027
Vacancy		May 2027

Meeting Date: Wednesday October 11, 2023

Meeting Start Time: 6:00pm

Meeting Location: Pinery Fire Station (8165 N Pinery Parkway, Parker, CO 80134)

- I. **Roll Call**
- II. **Call to Order/Declaration of quorum**
- III. **Present disclosures of potential conflicts of interest**
- IV. **Administrative Matters**
  - 1) Review and approve meeting agenda
  - 2) Review and consider minutes from the August 09, 2023 special board meeting [**Exhibit 01**]
  - 3) Review and consider 2024 administrative resolution [**Exhibit 02**]
  - 4) Status update – reverse TABOR election
  - 5) Review and discuss website redesign
- V. **Public Comments – (3 minutes per homeowner)**
- VI. **Director Matters**
- VII. **Landscaping Matters**
  - 1) Status Update – Landscaping
  - 2) Status Update – Road Paving throughout community
  - 3) Review and consider 2024 landscape maintenance contract – Miller [**Exhibit 03**]
  - 4) Review and consider detention pond maintenance bids [**Exhibit 04**]
  - 5) Review and consider 2024 landscape enhancement project bid (Miller) [**Exhibit 05**]
  - 6) Review and consider bid from Miller to mow both sides of streets [**Exhibit 06**]
- VIII. **Financial Matters**
  - 1) Review and consider check disbursements [**Exhibit 07**]
  - 2) Review and consider audit engagement letter with BF Borgers CPA [**Exhibit 08**]
  - 3) Review and consider 2024 management contract with Wolfersberger LLC [**Exhibit 09**]
  - 4) Review and consider 2023 director fee schedule [**Exhibit 13**]
  - 5) Public hearing on District’s proposed 2024 budget
  - 6) Consider resolution to adopt 2024 budget, appropriate funds, set mill levies [**Exhibit 10**]
- IX. **Enforcement Matters**
  - 1) Enforcement Reports [**Exhibit 11**]
  - 2) Homeowner Appeals [**Exhibit 12**]
  - I. **Public hearing on proposed resolution to certify to the County Treasurer the collection – through the 2024 property tax collection process – of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 CRS**
    - 1) Review and consider resolution to certify to the County Treasurer the collection of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 [**Exhibit 14**]
  - II. **Community Events**
    - 1) Status Updated - Community Clean up
  - III. **Executive Session** per C.R.S. 24-6-402(4)(b) to discuss and seek the advice of legal counsel regarding enforcement matters, contracts, agreements and bond debt.
  - IV. **Adjournment** - The next regular board meeting is scheduled for Wednesday April 10, 2024 at 6:00pm held at the Pinery Fire Station (8165 N Pinery Parkway, Parker, CO 80134).