

NOTICE OF REGULAR MEETING AND AGENDA

TWO BRIDGES METROPOLITAN DISTRICT

8953 Red Primrose Street
Franktown, CO 80116

This meeting will also be held via teleconferencing and can be joined through the directions below:

<https://us06web.zoom.us/j/85170710874?pwd=VVNvVk96TXdFMepuMTF2REdCZUhIUT09>

Meeting ID: 851 7071 0874
Passcode: 177347
Call-In Number: 1-720-707-2699

Wednesday, June 29, 2022
3:30 P.M.

Nicole Iannone, President	Term to May 2023
Korin Barr, Treasurer	Term to May 2025
Aaron Argabright, Assistant Secretary	Term to May 2025
Karen McCracken	Term to May 2025
Scott Edwards	Term to May 2023

Ashley Frisbie, Secretary

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Consider Appointment of Officers
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 Minutes from October 27, 2021 Special Meeting (**enclosure**)
 - b. Approval of 2021 Annual Report (**enclosure**)
 - c. Ratification of Approval of Engagement of Green & Associates LLC to Perform 2021 Audit (**enclosure**)
 - d. Rescind Approval of Extension to Independent Contractor Agreement with Pine Valley Landscaping, LLC for 2022 Landscape Maintenance Services
 - e. Ratification of Approval of Service Agreement with Miller Land Management, Inc. for 2022 Landscape Maintenance Services (**enclosure**)
 - f. Ratification of Approval of Additional Landscape Maintenance Work by Miller Land Management, Inc.:
 - a. Fence Repair Work (\$600) (**enclosure**)
 - b. Installation of Frost Free Hydrant for Water Access (\$957.90) (**enclosure**)
 - c. Reseeding (\$800)
 - g. Ratification of Approval of Additional Detention Pond Work by BrightView Landscape Services, Inc. (\$193.40) (**enclosure**)

- h. Ratification of Approval of Increase in Cost for Mailbox Concrete by 3J'S Concrete & Construction (\$3,780)
 - i. Ratification of Approval of Grading, Drainage, and Erosion Control Plan for Mailboxes by 2N Civil, LLC (\$800)
 - j. Ratification of Approval of Concrete Compaction Testing by Colorado Geoscience Design, Inc. (\$520)
 - k. Ratification of Approval of Mailbox Repair Work by Page Manufacturing, Inc. d/b/a Page Specialty Company (\$452) (**enclosure**)
6. Presentation by Flock Safety on Neighborhood Security (**enclosure**) – to begin at 3:45 p.m.
7. Legal Matters
- a. Discuss Status of Transfer of Well Water Rights
 - b. Update on Developer Matters
8. Financial Matters
- a. Consider Approval of Claims and Acceptance of Unaudited Financials (**enclosures**)
 - b. Consider Acceptance of 2021 Audit (**enclosure**)
 - c. Discuss Options for Potential Refinancing of Series 2018A and Series 2018B Bonds
 - d. Discuss Monthly Operations Fee
 - e. Other Financial Matters
9. Operations & Maintenance Matters
- a. Discuss Negotiations with Metco Landscape, Inc. related to Prior Landscape Maintenance Services
 - b. Review and Consider Approval of Proposal from HBS for Trash & Recycling Services (**enclosure**)
 - c. Discuss Architectural Review Committee & Covenant Enforcement Processes
 - a. Initial Landscaping Installation Timeline
 - b. Fine Structure
 - c. Process for Complaints
 - d. Discuss Updates to Rules, Regulations, and Design Guidelines
 - a. Discuss Routine Maintenance of Lots
 - b. Discuss Allowance of Storage Containers
 - c. Discuss Vehicle Parking
 - d. Discuss Maximum Sod Allowance
 - e. Discuss Allowance of Business and Advertisement Signs
 - f. Discuss Allowance of Chickens and Bees
 - g. Discuss Screening of Sports Courts/Pads and Play Structures
 - e. Discuss Concerns with Pet Clean Up and Noise Nuisances
 - f. Discuss Concerns with Dumping of Landscape Material on Public Streets
 - g. Discuss Speeding & Safety Within Community
 - h. Discuss District Website
 - i. Update on Mailbox Maintenance
 - j. Discuss Solar Lighting by Mailboxes
 - k. Discuss Stage 1 Fire Restrictions in Douglas County for July 4 Holiday
10. 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.
11. Other Business
- a. Next Regular Meeting – October 26, 2022
12. Adjourn