

COPPERLEAF METROPOLITAN DISTRICT

NOS. 1 AND 3-9

450 E. 17th Ave., Suite 400
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<https://copperleafmetropolitandistricts.specialdistrict.net>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	Friday, July 26, 2024
TIME:	11:15 a.m.
LOCATION & ACCESS	<p>This meeting will be held virtually, via Zoom video/telephone conference:</p> <p>1. To attend via Zoom videoconference, use the following link, or e-mail csorensen@specialdistrictlaw.com to have the link e-mailed to you: https://us02web.zoom.us/j/87575077568?pwd=2jO7Lz4mPa7pM4ekkjQwGrrSgQQtbI.1</p> <p>2. To attend via telephone, dial 1-719-359-4580 or 1-253-215-8782 and enter the following additional information:</p> <p>(a) Meeting ID: 875 7507 7568 (b) Passcode: 602762</p>

<u>District</u>	<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Copperleaf MD No. 1	Richard A. Frank	President	May 2027
	Marc Cooper	Treasurer	May 2027
	Jonathan Alpert	Asst. Secretary	May 2027
	Eric R. "Rick" Miller	Asst. Secretary	May 2025
	Daniel Frank	Asst. Secretary	May 2025
	Craig Sorensen	Secretary	N/A
Copperleaf MD No. 3	Richard A. Frank	President	May 2027
	Marc Cooper	Treasurer	May 2027
	Jonathan Alpert	Asst. Secretary	May 2027
	Daniel Frank	Asst. Secretary	May 2025
	Tracy Brooks	Asst. Secretary	May 2025
	Craig Sorensen	Secretary	N/A
Copperleaf MD No. 4	Richard A. Frank	President	May 2027
	Marc Cooper	Treasurer	May 2027
	Jonathan Alpert	Asst. Secretary	May 2027
	Daniel Frank	Asst. Secretary	May 2025

	Tracy Brooks	Asst. Secretary	May 2025
	Craig Sorensen	Secretary	N/A
Copperleaf MD No. 5	Marc Cooper	President	May 2027
	Eric R. "Rick" Miller	Treasurer	May 2025
	Daniel Frank	Asst. Secretary	May 2025
	VACANCY	N/A	May 2027
	VACANCY	N/A	May 2027
	Craig Sorensen	Secretary	N/A
Copperleaf MD No. 6	Richard A. Frank	President	May 2027
	Marc Cooper	Treasurer	May 2027
	Jonathan Alpert	Asst. Secretary	May 2027
	Daniel Frank	Asst. Secretary	May 2025
	Robert P. Manlove, Jr.	Asst. Secretary	May 2025
	Craig Sorensen	Secretary	N/A
Copperleaf MD No. 7	Marc Cooper	President	May 2027
	Eric R. "Rick" Miller	Treasurer	May 2025
	Jonathan Alpert	Asst. Secretary	May 2027
	Daniel Frank	Asst. Secretary	May 2025
	VACANCY	N/A	May 2027
	Craig Sorensen	Secretary	N/A
Copperleaf MD No. 8	Richard A. Frank	President	May 2027
	Daniel Frank	Treasurer	May 2025
	Jonathan Alpert	Asst. Secretary	May 2027
	Shawn J. Cooper	Asst. Secretary	May 2027
	Eric R. "Rick" Miller	Asst. Secretary	May 2025
	Craig Sorensen	Secretary	N/A
Copperleaf MD No. 9	Marc Cooper	President	May 2027
	Tracy Brooks	Treasurer	May 2025
	Jonathan Alpert	Asst. Secretary	May 2027
	Daniel Frank	Asst. Secretary	May 2025
	Eric R. "Rick" Miller	Asst. Secretary	May 2025
	Craig Sorensen	Secretary	N/A

I. ADMINISTRATIVE MATTERS

A. [All Districts] Present disclosures of potential conflicts of interest.

- B. **[All Districts]** Confirm quorum, location of meeting, and posting of meeting notices. Designate 24-hour posting location. Approve agenda.
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- C. **[All Districts]** Discuss District website accessibility matters and authorize necessary actions in connection therewith.
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II. CONSENT AGENDA - These items are considered to be routine and will be approved and/or ratified by a single motion and vote. There will be no separate discussion of these items unless a Board Member so requests. In such case the item will be removed from the Consent Agenda and considered as part of the Regular Agenda.

- A. **[All Districts]** Approve minutes of the November 14, 2023 Regular Meeting (enclosures).
- B. **[District Nos. 3, 4 and 6 only]** Approve minutes of the November 14, 2023 Annual Meeting (enclosures).
- C. **[District No. 4 only]** Ratify authorization to purchase and install “no parking” signs on District-owned street, per request of businesses located in the District.
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III. FINANCIAL MATTERS

- A. **[District No. 1 only]** Consider approval/ratification of claims for the period of November 15, 2023 through July 26, 2024, in the amount of \$ _____, (enclosure).
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- B. **[All Districts]** Consider acceptance of unaudited financial statements for the period ending June 30, 2024 (to be distributed).
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- C. **[District Nos. 5, 7 and 8 only]** Ratify approval, execution and filing of Application for Exemption from Audit for 2023 (enclosures).
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- D. **[District Nos. 1, 3, 4, 6 and 9 only]** Conduct Public Hearing to consider Amendment (or Further Amendment) to 2023 Budget. Consider adoption of Resolution No. 2023-07-01, Resolution to Amend the 2023 Budget or Resolution to Further Amend the 2023 Budget (as appropriate) (to be distributed).
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- E. **[District Nos. 1, 3, 4, 6 and 9 only]** Review and consider approval of 2023 Audit and authorize execution of Representations Letter (enclosures – draft audits).
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IV. LEGAL MATTERS

- A. **[District No. 1 only]** Review and consider approval of Task Order No. 4 to the Master Service Agreement for Cost Verification Services between the District and Independent District Engineering Services, LLC, for Time and Materials – Charge Rate Schedule, in the amount of \$45,000.00 (enclosure).
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- B. **[District No. 5 only]** Review and consider approval of Facilities Funding and Acquisition Agreement between Copperleaf Metropolitan District No. 5 and Quincy West 30 LLC (enclosure).
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- C. **[District No. 7 only]** Review and consider approval of Facilities Funding and Acquisition Agreement between Copperleaf Metropolitan District No. 7 and Rippey Commercial Investors, LLC (enclosure).
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- D. **[District No. 7 only]** Review and consider approval of Facilities Funding and Acquisition Agreement between Copperleaf Metropolitan District No. 7 and Quincy-East Commercial Investors, LLC (enclosure).
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- E. **[District No. 3 only]** Discuss potential bond issuance. Consider appointment of Bond Committee and authorize Bond Committee to review proposals and engage bond consultants. Authorize any other necessary actions in connection with the bond issuance.
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- F. **[District Nos. 1, 5 and 9 only]** Review and consider approval of Copperleaf Metropolitan District Nos. 1, 5, and 9 Cost Certification Report No. 6 dated June 17, 2024, prepared by Independent District Engineering Services, LLC, certifying District eligible costs for public improvements in the amount of \$6,957,145.75 (portion of report enclosed). Consider acceptance of District Eligible costs for public improvements in the amount of \$6,957,145.75.
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V. ADMINISTRATIVE MATTERS (continued)

A. **[District No. 5 only]** Acknowledge resignations of Richard Frank and Shawn Cooper from the Board of Directors, effective April 30, 2024. Discuss and consider appointment of qualified individuals Tracy Brooks and Brandon Rogoff to the Board of Directors. Notice of Vacancies was published May 9, 2024.

B. **[District No. 7 only]** Acknowledge resignation of Richard Frank from the Board of Directors, effective April 30, 2024. Discuss and consider appointment of qualified individual Tracy Brooks to the Board of Directors. Notice of Vacancies was published May 9, 2024.

C. **[District No. 6 only]** Acknowledge resignation of Richard Frank from the Board of Directors, effective IMMEDIATELY. Discuss and consider appointment of qualified individual Uri Hoffman to the Board of Directors.

D. **[District Nos. 5, 6 and 7 only]** Consider appointment of officers:

President: _____

Secretary: _____

Treasurer: _____

Assistant Secretary: _____

Assistant Secretary: _____

Assistant Secretary: _____

VI. OTHER BUSINESS

VII. ADJOURNMENT
