

COPPERLEAF METROPOLITAN DISTRICT NO. 7

450 E. 17th Ave., Suite 400
Denver, Colorado 80203-1254

Phone: 303-592-4380

Fax: 303-592-4385

<https://copperleafmetropolitandistricts.specialdistrict.net>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	Tuesday, February 25, 2025
TIME:	1:30 p.m.
LOCATION & ACCESS	<p>McGeady Becher Cortese Williams P.C. 450 E. 17th Ave., Suite 400 Denver, Colorado 80203</p> <p>This meeting will also 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/83625344631?pwd=BaEI4Rdw7iYt2WSbXvFnLRTKvaYHla.1</p> <p>2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:</p> <p>(a) Meeting ID: 836 2534 4631 (b) Passcode: 501375</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Marc Cooper	President	May 2027
Eric R. "Rick" Miller	Treasurer	May 2025
Jonathan Alpert	Asst. Secretary	May 2027
Tracy Brooks	Asst. Secretary	May 2027
Daniel Frank	Asst. Secretary	May 2025
Craig Sorensen	Secretary	N/A

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Confirm quorum, location of meeting, and posting of meeting notices. Designate 24-hour posting location. Approve agenda.
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II. PUBLIC COMMENT

III. 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. Approve minutes of the November 12, 2024 Regular Meeting (enclosure).
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IV. FINANCIAL MATTERS

- A. Review and consider acceptance of unaudited financial statements for the period ending December 31, 2024 (enclosure).
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V. LEGAL MATTERS

- A. Review and consider approval of Development Plan and Agreement Establishing Vested Property Rights for Copperleaf Planning Areas N and O, by and among Quincy-East Commercial Investors, LLC, Rippey Commercial Investors, LLC, Copperleaf Metropolitan District No. 7, and the Board of County Commissioners of Arapahoe County, Colorado (enclosure).
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VI. OTHER BUSINESS

VII. ADJOURNMENT