

SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 - 3

Wednesday, September 8, 2021 at 3:00 PM

Joint Special Meeting

NOTICE IS HEREBY GIVEN That the Board of Directors of **SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1, 2 and 3**, County of El Paso, State of Colorado, will hold special meetings at 3:00 PM on Tuesday, the 8th day of September via tele/videoconferencing at the following:

<https://global.gotomeeting.com/join/547622885>

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 547-622-885

Via tele/videoconference

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By phone: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 547-622-885

for the purpose of conducting such business as may come before the Board including the business on the attached agenda. The meeting is open to the public.

William Guman, President
Term to May 2022

Jeffrey Book, Assistant Secretary
Term to May 2023

Michael Bramlett, Treasurer/Secretary
Term to May 2022

Sandra Lehman, Assistant Secretary
Term to May 2023

VACANT – Term to May 2022

NOTICE OF JOINT SPECIAL MEETING AND AGENDA

1. Call to order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda
4. Discuss Board Vacancy
5. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes.
6. Approval of February 22, 2021 Special Meeting Minutes (enclosure)
7. Development Review
 - a. Construction timing and status
 - b. Water system approval and construction
 - Operator in Responsible Charge
 - Water system engineer observations

8. District Manager Report
9. Financial Matters
 - a. Accept Unaudited Financial Reports for August 2021 and Ratify Payables (enclosure)
10. Legal Matters
 - a. Consider Adoption of Joint Resolution Designating the Location of Regular Meetings of the Board of Directors (enclosure)
 - b. Consider Adoption of Amended and Restated Joint Annual Administrative Resolution (2021) (enclosure)
 - c. Consider Approval of Amended and Restated Joint Public Records Request Policy (enclosure)
 - d. Consider Adoption of Joint Resolution Calling November 2, 2021 Election (enclosure)
 - e. Discuss Potential Inclusion of Meadow Lake Industrial Park (250 Acres)
 - f. Discuss Public Improvements Acquisition and Reimbursement Agreement with Gorilla Capital CO Saddlehorn Ranch, LLC
 - g. Discuss Adoption of Rules and Regulations
 - h. Ratify Approval of Independent Contractor Agreement with Walker Schooler District Managers for District Management Services
 - i. Ratify Engagement of Piper Sandler as Underwriter for Bond Issuance (enclosure)
11. Other Business
 - a. Resolutions
 - b. Fall meeting schedule
 - Next Meeting November 16, 2021
 - Budget Hearing
 - Fee and Rate Setting
12. Adjourn