

ENCORE ON 34 METROPOLITAN DISTRICT NOS. 1-3

NOTICE AND AGENDA OF SPECIAL MEETING

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Mark Hunter	President & Chairperson	May 2027
Jesse Jenner	Vice President	May 2025
Jeffrey Reed	Secretary & Treasurer	May 2027
Amanda Baker	Asst. Secretary & Asst. Treasurer	May 2025
Scot Smith	Asst. Secretary & Asst. Treasurer	May 2025

Date: November 6, 2023 (Monday)

Time: 11:00 A.M.

Place: Microsoft Teams & Teleconference

[Click here to join the meeting](#)

Meeting ID: 216 281 141 202 Passcode: 4NFZAR

Or call in (audio only)

[+1 720-721-3140,277216587#](#)

Phone Conference ID: 277 216 587#

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

- A. Approval of Minutes – June 20, 2023, Special Meeting.
- B. Ratification of Payables.
- C. Ratification of 2022 Audit Exemptions for District Nos. 1-3.
- D. Ratification of 2022 Annual Report.

III. FINANCIAL ITEMS

- A. Consider Partial Repayment of Miracle on 34, LLC Seller Developer Advances.
- B. Review Unaudited Financial Statements for the period ending September 30, 2023
- C. Discussion and possible action regarding director compensation.
- D. Discuss Requirements of SB23-303 Relating to Limitations on Property Tax Revenue.
- E. Public Hearing regarding the Proposed Amended 2023 Budgets.
- F. Consider Adoption of Amended 2023 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- G. Public Hearing regarding the Proposed 2024 Budgets.

Professionally Managed by:
Pinnacle Consulting Group, Inc.
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District Email: encmdadmin@pcgi.com
District Website: www.encoreon34md.live

H. Consider Adoption of 2024 Budgets; Consideration and Approval of Resolution to Adopt Budgets; and Appropriate Sums of Money.

IV. LEGAL ITEMS

- A. Consider Adoption of the 2024 Annual Administrative Resolution.
- B. Consider Approval of Amendment to Funding and Reimbursement Agreement (Operations and Maintenance).
- C. Amended and Restated Service Plan Update.
- D. Discuss District Website Compliance and WCAG 2.1 AA Requirements for ADA Compliance.

V. MANAGEMENT ITEMS

- A. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage.

VI. DIRECTOR ITEMS

VII. OTHER MATTERS

VIII. ADJOURNMENT

****The next Regular Meeting is scheduled for November 18, 2024****