

**LEDGE ROCK CENTER COMMERCIAL  
METROPOLITAN DISTRICT (“DISTRICT”)**

8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710

**NOTICE OF SPECIAL MEETING AND AGENDA**

<b>DATE:</b>	August 8, 2022
<b>TIME:</b>	9:00 a.m., or as soon thereafter as possible
<b>LOCATION:</b>	Microsoft Teams Videoconference
<b>ACCESS:</b>	<p>You can attend the meeting in any of the following ways:</p> <p>a. To attend via Microsoft Teams Videoconference:  <a href="https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTY1NDE0N2MtNzZhOC00NGM1LThiMGQtMWE2YTAyNjI0YTlx%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d">https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTY1NDE0N2MtNzZhOC00NGM1LThiMGQtMWE2YTAyNjI0YTlx%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d</a></p> <p>b. To attend via telephone, dial 720-547-5281 and enter the following additional information:  Meeting ID: 754 664 104#</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Amy Carroll	President	May, 2023
John Schlup	Secretary/Treasurer	May, 2023
Lucas Schlup	Vice President, Asst. Secretary/Asst. Treasurer	May, 2023
Michel Schlup	Vice President, Asst. Secretary/Asst. Treasurer	May, 2025
James Shipton	Vice President, Asst. Secretary/Asst. Treasurer	May, 2025

**I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting, and posting of meeting notice. Approve agenda.
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- D. Review and consider approval of minutes from the May 26, 2022 Special Meeting (enclosure).

## **II. FINANCIAL MATTERS**

- A. Discuss and consider approval of Cost Certification Report No. 1 for April 2021 to June 2022 by Ranger Engineering, LLC in the amount of \$2,049,061.81 (enclosure).
- B. Discuss and consider Developer Advances and Cost Certification.
- C. Update on bank account and bill.com.

## **III. LEGAL MATTERS**

- A. Conduct public hearing on Petition for Exclusion of real property by Ledge Rock Center, LLC from the boundaries of the District; Consider adoption of Resolution for Exclusion of Real Property (enclosure).
- B. Conduct public hearing on Petition for Inclusion of real property by Ledge Rock Center, LLC into the boundaries of the District; Consider adoption of Resolution for Inclusion of Real Property (enclosure).
- C. Discuss and consider engagement letters for A.D. Schlup Law, LLC with the District for District PIF Consulting Services, District Disclosure Consulting Service and District Consulting Services Agreements.

## **IV. MANAGER MATTERS**

- A. Update on District website

## **V. CAPITAL IMPROVEMENT MATTERS**

- A. Discussion regarding Phase 1 capital projects, construction and bidding.

## **VI. OTHER BUSINESS**

- A. Other

**VII. EXECUTIVE SESSION**, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.

**VIII. ADJOURNMENT**

The next regular meeting is scheduled for \_\_\_\_\_, 2022 at \_\_\_\_\_.m.