

**VILLA BELLA METROPOLITAN DISTRICT NOS. 1-3  
SPECIAL MEETING NOTICE AND AGENDA**

**NOTICE IS HEREBY GIVEN** that a combined special meeting of the Boards of Directors of Villa Bella Metropolitan District Nos. 1-3, Pueblo County, Colorado, will be held on **Tuesday, October 24, 2023 at 3:00 p.m.**, or as soon thereafter as possible, at 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO, and via Zoom telephone and video conference, which can be joined through the directions below, for the purpose of conducting such business as listed on the attached agenda as the same may be amended at the meeting, and for the purposes of conducting such other business as may come before the Boards. Notice of the meeting has been duly posted per §§32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. This meeting is being held via telephone and videoconference only, in accordance with Colorado Law. The meeting is open to the public.

**DATE:** Tuesday, October 24, 2023  
**TIME:** 3:00 p.m., or as soon thereafter as possible  
**PLACE:** 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO  
Via Teleconference and Videoconference  
**Zoom Call-In Number: 669-254-5252/Meeting ID: 160 213 2776/Passcode: 773416**

**URL:** <https://spencerfane.zoomgov.com/j/1602132776?pwd=bWlxYVBiVWRlc2Q3SEovbkRUczZVZz09>

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<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Jeffrey W. Mark	President	May 2027
S. Alan Vancil	Secretary/Treasurer	May 2027
Chasity McMorro	V.P./Asst. Secretary	May 2027
David P. Cocolin	V.P./Asst. Secretary	May 2025
Vacancy		May 2025

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1. Call to Order
2. Disclosure of Potential Conflicts of Interest, Acknowledge Oaths, Establish Quorum
3. Discuss and Approve Agenda and meeting location
4. Public Comment – Comments will be limited to three (3) minutes per person.
5. Consider Approval of Minutes of the Meeting held on October 28, 2022
6. Discuss board vacancies and consider director appointments
7. Financial Matters
  - a. Ratify and approve payment of claims
  - b. Financial Report
  - c. Conduct public hearing for proposed 2023 Amended Budgets and consider Approval of Resolution amending the 2023 Budgets and Appropriate Funds, if required
  - d. Conduct public hearing for proposed 2024 Budgets

- e. Consider approval of Resolutions to adopt the 2024 Budgets, appropriate sums of money and authorizing tax levies to be certified by the District Nos. 1-3 for collection in fiscal year 2024
  - f. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies forms for certification to the Board of County Commissioners and other interested parties.
  - g. Consider ratification of 2022 Audit Exemptions for Districts 1-3
8. Attorney's Items
- a. Consider approval of Resolution re: Annual Administrative Matters for 2024
  - b. Consider approval of Resolution re: Exclusion Worker's Compensation Coverage
  - c. Consider approval of 2022 Annual Report
  - d. Review Resolutions Regarding the Imposition of Fees for the Districts (Capital and Operations) and determine if amendments are necessary
  - e. Discuss and Consider Approval of Any Updates Necessary to the Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes.
  - f. Consider annual engagement of District consultants
9. Development and Construction Updates
10. Other Business
11. Continuation/Adjournment