

BERTHOUD-HERITAGE METROPOLITAN DISTRICT NOS. 1-17

<https://www.berthoudheritagemd.live/>
2375 TPC Parkway, Berthoud, CO 80513

NOTICE OF REGULAR MEETING AND AGENDA
BERTHOUD-HERITAGE METROPOLITAN DISTRICT NOS. 1-9, & 10-17

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>	
		<u>Districts 1, 3, 5-7, 9</u>	<u>Districts 10-17</u>
Jonathan A. Turner	President & Chairperson	May 2027	May 2025
Emily Kupec	Secretary/Treasurer	May 2025	May 2027
Christopher J. Frye	Vice Chair & Asst. Sec/Treasurer	May 2027	May 2025
James I. Birdsall	Vice Chair & Asst. Sec/Treasurer	May 2027	May 2025
Elizabeth S. Birdsall	Vice Chair & Asst. Sec/Treasurer	May 2025	May 2027

BERTHOUD-HERITAGE METROPOLITAN DISTRICT NO. 2

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
		<u>District 2</u>
Jonathan A. Turner	President & Chairperson	May 2027
Jennifer Merritt	Assistant Secretary	May 2025
Lee Merritt	Assistant Secretary	May 2025
C. Brett Wing	Director	May 2027
Jeanine Weinzierl	Director	May 2027

BERTHOUD-HERITAGE METROPOLITAN DISTRICT NO. 4

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
		<u>District 4</u>
Jonathan A. Turner	President & Chairperson	May 2027
Emily Kupec	Secretary/Treasurer	May 2025
James I. Birdsall	Vice Chair & Asst. Sec/Treasurer	May 2027
Matthew Harkness	Assistant Secretary	May 2025
Brent Bergstedt	Director	May 2027

BERTHOUD-HERITAGE METROPOLITAN DISTRICT NO. 8

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
		<u>District 8</u>
Jonathan A. Turner	President & Chairperson	May 2027
Emily Kupec	Secretary/Treasurer	May 2025
James I. Birdsall	Vice Chair & Asst. Sec/Treasurer	May 2027
Jeff DeMars	Assistant Secretary	May 2025
Vacancy		May 2027

Berthoud-Heritage Metropolitan District Nos. 1-17
August 22, 2023

DATE: August 22, 2023 (Tuesday)
TIME: 9:30 a.m., or as soon thereafter as possible
PLACE: Banquet Room; TPC Clubhouse; 2375 TPC Parkway Berthoud, CO 80513
Join via Zoom Meeting
<https://us06web.zoom.us/j/6810248541?pwd=SndZMlhjbmdCMes2N1Y3QmIzRjU4QT09>
Meeting ID: 681 024 8541
Passcode: jb9vq5

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
- C. Approval of Agenda.
- D. Affidavit of Qualification, Conflicts of Interest, Oath of Office of newly elected Directors.
- E. Discuss Election Results and Vote on Board member offices.
- F. Introduce the new management, why the other management company was removed and address timing of the change.

II. CONSENT AGENDA

- A. Approval of Minutes – February 14, 2023, Continued Board Meeting, February 24, 2023, Special Board Meeting, and March 27, 2023, Special Board Meeting.
- B. Ratification of Payables.

III. MCNEIL RESERVOIR UPDATE & DISCUSSION

IV. FINANCIAL ITEMS

- A. Accounting Report and Status Update.
- B. Ratification of 2022 Audit Exemptions for District Nos. 3-8 and 11-17.
- C. Consider Approval of Extensions of 2022 Audits for District Nos. 1, 2, 9 and 10.
- D. Discuss District Fee Resolution regarding Construction Deposits.

V. LEGAL ITEMS

- A. Consider Approval of Amendments to Developer Funding Agreements.
- B. Consider Approval and Ratification of District Consultant Agreements.
- C. Consider Authorization of License Agreement and Town IGA re: District Gates.
- D. Consider Approval and Ratification BHMD No. 1 Agreement with District No. 4 & No. 10 (Vantage) Access Agreements for Clubhouse and Pool.
- E. Consider Approval and Ratification of District Documents Due to Management Change, Change Name Only.
- F. Other Matters.

VI. DISTRICT MANAGER ITEMS

- A. Landscape Maintenance Update.
 - i. District No. 4 Vantage Maintenance.
 - ii. HLGO District Maintenance and Non-potable Watering. (Kevin Malloy – HLGO)
- B. Heron Lakes Golf Operations Update. (John Buser – HLGO)
- C. Lone Tree Reservoir Management and Possible Hunting Update. (Dave McKenna – HLGO)
- D. Consider and Discuss Short Term Rentals and Town Policies.

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- E. Consider Approval and Ratification of Guidelines (Holiday lights or year around mounted lighting system and Trash Days)
- F. Consider and Discuss traffic speeds.
- G. District Manager's Report.

VII. ITEMS FROM DIRECTORS

- A. Discuss Development Updates.

VIII. PUBLIC COMMENTS. On non-agenda items. (Comments limited to three (3) minutes per speaker).

IX. OTHER MATTERS

- X. 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.

XI. ADJOURNMENT

NEXT MEETING Dates (Subject to change)

November 14th, 2023, at 9:30 am

2375 PTC Parkway * Berthoud * Colorado * 80503

The Board has determined to meet at the location stated above and such meeting location shall remain applicable for all future meetings until otherwise determined by the Board.

Berthoud – Heritage Metropolitan Districts 1-17

By: /s/ Guy Johnson, District Manager