

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 2**

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**NOTICE OF A SPECIAL MEETING AND AGENDA**

<b><u>Board of Directors:</u></b>	<b><u>Office:</u></b>	<b><u>Term/Expiration:</u></b>
Scott Sarbaugh	President	2022/May 2022
Neil Almy	Treasurer	2022/May 2022
Jennifer Davis	Assistant Secretary	2023/May 2023
Richard McCabe	Assistant Secretary	2022/May 2022
Kathy Sidney	Assistant Secretary	2023/May 2023
Matt Cohrs, Manager	Secretary	

**DATE:** **September 15, 2021**

**TIME:** **5:00 P.M.**

**LOCATION:** **1180 Little Branch Lane**  
**Berthoud, Co 80513**

**THERE WILL BE AT LEAST ONE PERSON PRESENT AT THE ABOVE-REFERENCED PHYSICAL LOCATION.DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL ALSO BE HELD BY VIDEO/TELEPHONIC MEANS:**

Join Zoom Meeting

<https://us02web.zoom.us/j/85286831221?pwd=TnpzdVNvYThZNVVzZ2doOGZPZjhOQT09>

Meeting ID: 852 8683 1221

Passcode: 001543

Dial in: 1-253-215-8782

**I. ADMINISTRATIVE MATTERS**

- A. Confirm quorum and Present Disclosures and Potential Conflicts of Interest.
- B. Approve Agenda and confirm location of the meeting and posting of meeting notice.

**II. PUBLIC COMMENT**

**Note to reader: Pursuant to the Joint Resolution between District Nos. 1 and 2 regarding adoption of Policies and Procedures Governing the Enforcement of the Protective Covenants of PrairieStar; District No. 1 is the Operating District and District No. 2 is the Taxing District. It is the intent that District No. 2 provide covenant enforcement services and that District No. 1 provide all improvements and perform all operational services on behalf of the Districts.**

- A. Public Comment.
- B. Community Liaison Committee Report.
- C. Social Events Committee
  - 1. Discuss vacancy on Social Events Committee and consider appointment of resident to fill vacancy.
  - 2. Social Events Committee Report.
- D. The Gardens at PrairieStar Committee Report.

**III. COMMUNITY GOVERNANCE / OPERATIONS & MAINTENANCE MATTERS**

- A. Status of Covenant Control and Design Review (Peggy Ripko to report).
  - 1. Discuss and consider approval of Protective Covenants Enforcement Policy of PrairieStar (to be distributed).
- B. Discuss and consider the engagement of provider for Trash and Recycling Services (to be distributed).
- C. Discuss and consider the engagement of Altitude Community Law P.C. for Covenant Enforcement Legal Services (enclosure).

**IV. FINANCIAL MATTERS**

- A. Conduct Public Hearing on proposed 2021 Budget Amendment and consider adoption of Resolution No. 2021-09-\_\_\_ Amending 2021 Budget (to be distributed).
- B. Other.

**V. LEGAL MATTERS**

- A. Review and consider approval of the Termination of Facilities Funding, Construction and Operations Agreement by and among PrairieStar Metropolitan District Nos. 1, 2 and 3, coincident with the issuance of PrairieStar Metropolitan District No. 2's 2021 Bonds ("District No. 2 2021 Bonds") and distribution of reimbursement to PrairieStar, Inc. (enclosure).
- B. Acknowledge fulfillment of obligations under that certain Inclusion Agreement by and among PrairieStar Metropolitan District Nos. 1 and 2 and PrairieStar, Inc., as amended, coincident with the issuance of the District No. 2 2021 Bonds and distribution of reimbursement to PrairieStar, Inc.
- C. Review and consider approval of the Multiple-Year Operation Funding Agreement between PrairieStar Metropolitan District No. 2 and PrairieStar, Inc. (enclosure).
- D. Discuss and consider adoption of a resolution authorizing the issuance of the District's Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021A and the Subordinate Limited Tax General Obligation Bonds, Series 2021B in the aggregate principal amount of not to exceed \$22,335,000. The resolution will also authorize the execution of Indentures of Trust, bond purchase agreement, a placement agent agreement, and other related documents; ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such transaction; authorizing incidental actions; and repealing prior inconsistent actions (to be distributed).
- E. Discuss and consider adoption of Resolution No. 2021-09-\_\_\_; Resolution of PrairieStar Metropolitan District Nos. 2 and 3 Acknowledging Dissolution of PrairieStar Metropolitan District No. 1 (to be distributed).

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT** **THE NEXT SPECIAL MEETING IS SCHEDULED FOR NOVEMBER 18, 2021 AT 5:00 P.M.**