

# PRAIRIESTAR METROPOLITAN DISTRICT NO. 2

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## NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
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

DATE: **March 17, 2021**

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

PLACE: **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 DISTRICT BOARD MEETING WILL BE HELD BY VIDEO ENABLED WEB CONFERENCE (ZOOM) WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:**

Join Zoom Meeting

<https://us02web.zoom.us/j/81634137761?pwd=eUxWaWYyamRLaEg3ZzRtOVZlTjNCZz09>

Meeting ID: 816 3413 7761

Passcode: 149704

Dial in: 1-253-215-8782

### I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and Present Disclosures and Potential Conflicts of Interest.
- B. Approve Agenda, confirm location of the meeting, posting of meeting notice and designate 24-hour posting location.
- C. Acknowledge the resignation of Judy Leyshon as Secretary of the Board and consider the appointment of Matt Cohrs as Secretary of the Board.
- D. Review and approve the Minutes of the November 19, 2020 Special Meeting (enclosure).
- E. Discuss and consider scheduling a special meeting for November 18, 2021 at 5:00 p.m.

### 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.
  1. Discuss two vacancies on Community Liaison Committee and consider the appointment of two residents to the Community Liaison Committee.
  2. Community Liaison Committee Report.
- C. Discuss the establishment of a Social Events Committee and appointment of two residents to the Social Events Committee.

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

- A. Status of Covenant Control and Design Review (Peggy Ripko to report).
- B. Update on an Amendment to Rules and Design Guidelines.
- C. PrairieStar Community Gardens.
  1. Discuss establishment of PrairieStar Community Gardens Committee and consider the appointment of two residents to the PrairieStar Community Gardens Committee.
  2. Discuss and consider approval of Easement / License Agreement from PrairieStar, Inc. to PrairieStar Metropolitan District No. 2 for use of the PrairieStar Community Gardens (to be distributed).
  3. Discuss and consider adoption of Resolution No. 2021-03-02; Resolution Adopting Rules and Regulations of PrairieStar Community Gardens (to be distributed).
  4. Discuss and consider adoption of Waiver and Release of Claims for PrairieStar Community Gardens.
  5. Discuss and consider adoption of Resolution No. 2021-03-03; Resolution Establishing PrairieStar Community Gardens Fees (to be distributed).

### IV. DEVELOPER REPORT

- A. Status of construction in the community and lots under contract.

### V. FINANCIAL MATTERS

- A. Review and accept unaudited financial statements through the period ending December 31, 2020 (enclosure).
- B. Acknowledge District No. 1's acceptance of 7<sup>th</sup> Certification of Costs performed by Ranger Engineering of District eligible improvements totaling \$1,866,625.11.
- C. Discuss and consider engagement of Piper Sandler & Co. for District Underwriter Services (enclosure).
- D. Discuss and consider engagement of Ballard Spahr LLP as District Bond Counsel (enclosure).
- E. Review proposals for Municipal Financial Advisor Services and consider engagement of Municipal Financial Advisor (to be distributed).
- F. Discuss and consider engagement of Zonda Home for District Market Study (to be distributed).

### VI. LEGAL MATTERS

### VII. OTHER BUSINESS

### VIII. ADJOURNMENT

**THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 16, 2021 AT 5:00 P.M.**