

# CASTLEVIEW METROPOLITAN DISTRICT NO. 1

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://castleviewmetropolitandistrict1.specialdistrict.net/>

## **NOTICE OF SPECIAL MEETING AND AGENDA**

DATE: Thursday, June 26, 2025

TIME: 10:00 a.m.

LOCATION: Virtual

ACCESS: You can attend the meeting in the following ways:

1. To attend via Zoom Videoconference, use the link below:

<https://us02web.zoom.us/j/81299436036?pwd=jIJhrgIRbagK4Y2raKAqPBs10WiOgL.1>

2. To attend via telephone, dial 1-719-359-4580 or 1-253-205-0468 and enter the following additional information:

- a. Meeting ID: 812 9943 6036
- b. Passcode: 807732

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Brian Alpert	President	May 2029
Rodney Alpert	Treasurer	May 2027
Michael Alpert	Assistant Secretary	May 2029
Tanya Alpert	Assistant Secretary	May 2027
VACANT		May 2029
Alexandria "Zander" Myers	Secretary (not an elected position)	N/A

### **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices. 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.

**II. CONSENT AGENDA** – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered to be on the Regular Agenda.

- a. Review and consider approval of minutes from the June 5, 2025 regular board meeting (enclosure).
- b. Review and consider ratification and/or approval of claims (enclosure).
- c. Review and consider acceptance of unaudited financial statements (enclosure).

**III. FINANCIAL MATTERS**

A.

**IV. LEGAL MATTERS**

A.

**V. CONSTRUCTION MATTERS**

- A. Discuss and consider approval of Master Service Agreement for Construction Management and Observation Services by and between the District and Integrity Land Ventures, LLC.
  - a. Discuss and consider approval of Task Order No. 1 under Master Service Agreement with Integrity Land Ventures, LLC.
  - b. Discuss and consider approval of Task Order No. 2 under Master Service Agreement with Integrity Land Ventures, LLC.
- B. Discuss establishment of Payment Process Schedule to process construction invoice(s), cost verification reports and payment to contractors.
- C. Construction Committee Report.
  - a. On the Status of Issuance of Permits to Proceed with Construction from Town of Castle Rock.
  - b. Update from Contour Services, LLC on bidding process and submissions received.
  - c. Discuss and consider issuance of Award of Construction Contract(s).
- D. Status of Condemnation action.
  - a. Discuss Status of Condemnation or Easement Related Negotiations.
  - b. Discuss Status of the Appraisal.

- c. Adjourn to Executive Session, if necessary, to receive legal advice relative to specific legal questions and matters that may be subject to negotiation, pursuant to Section 24-6-402(4)(b) and (e), C.R.S.
- d. Authorize any necessary actions in connection therewith.

**VI. OTHER BUSINESS**

A.

**VII. ADJOURNMENT**

**The next regular meeting is scheduled for August 7, 2025 at 11:30 a.m. via Zoom  
videoconference**