

CASTLEVIEW METROPOLITAN DISTRICT NO. 1

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, June 5, 2025

TIME: 11:30 AM

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/82637897877?pwd=hcBoEZYr1Yrhq2RmCP23pLPxCELa5z.1>

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

- a. Meeting ID: 826 3789 7877
- b. Passcode: 532377

<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. Approval of minutes from the May 8, 2025 Special Board Meeting (enclosure).
- B. Review and consider ratification and/or approval of claims (enclosure).
- C. Review and consider acceptance of unaudited financial statements (enclosure).
- D. Ratify the engagement of Flynn CPA, LLC to perform the District's 2024 Audit (enclosure).
- E. Ratify the engagement of Hamre, Rodriguez, Ostrander & Prescott, P.C. as condemnation counsel (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of the 2024 Audit and authorization of execution of Representations Letter (enclosure).

IV. LEGAL MATTERS

- A.

V. CONSTRUCTION MATTERS

- A. Discuss establishment of Payment Process Schedule to process construction invoice(s), cost verification reports, and payment to contractors.
- B. Construction Committee Report.
 - a. On the Status of Issuance of Permits to Proceed with Construction from Town of Castle Rock.
 - b. Discuss status of bidding process and submission received.
 - c. Discuss and consider issuance of Award of Construction Contract(s).
- C. Easement Committee Report.
 - a. On the Status of Easement-Related Negotiations.
 - b. On the Status of the Easement Appraisal.
- D. Status of Condemnation action.

- a. Ratify approval and authorization of District consultants to prepare and distribute Notice of Intent to Acquire.

VI. OTHER BUSINESS

A.

VII. ADJOURNMENT

The next regular meeting is scheduled for July 3, 2025 at 11:30 a.m.