

**NOTICE OF SPECIAL MEETING
3RD AND HAVANA METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors of the 3RD AND HAVANA METROPOLITAN DISTRICT, City of Aurora and County of Arapahoe, Colorado, will hold a special meeting at 2:00 p.m., or as soon thereafter as possible, on November 22, 2024, via video conference, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Board. The meeting is open to the public.

**BY ORDER OF THE BOARD OF DIRECTORS:
3RD AND HAVANA METROPOLITAN DISTRICT**

By: /s/ Michael Kleinman
 Board President

**AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS
3RD AND HAVANA METROPOLITAN DISTRICT**

DATE: November 22, 2024

TIME: 2:00 p.m., or as soon thereafter as possible.

VIDEO:

<https://spencerfane.zoomgov.com/j/1603067618?pwd=vBpNVbRBPGyJa8bpb9DTUrfiVUWfv2.1>

Meeting ID: 160 306 7618

Passcode: 028249

DIAL-IN 669 254 5252

BOARD OF DIRECTORS
Michael Kleinman, President (2022-2025)
Rudy Byler, Secretary (2022-2025)
Vacant (2025)
Vacant (2027)
Vacant (2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment (limited to 5 minutes per person)

5. Discuss Board Vacancies
 - a. Consider Appointment of Rick Dwyer to the Board of Directors
6. Consider for Approval Minutes of the Meeting held December 12, 2023
7. Financial Matters
 - a. Consider Approval of Claims
 - b. Consider and Discuss Accountant's Report
 - c. Ratify Approval of 2023 Audit
 - d. Conduct public hearing and consider for approval Resolution Amending the 2024 Budget, if required
 - e. Conduct public hearing and consider for approval of the Resolution Adopting the 2025 Budget, approving the appropriation of funds, and authorizing tax levies to be certified by the District for collection in fiscal year 2025
8. Attorney Items
 - a. Consider and Discuss Damage to District Property by Builder (Dreamfinders)
 - b. Approval of 2025 Annual Administrative Matters Resolution.
 - c. Approval of 2025 Election Resolution.
 - d. Consider Approval of CORA Resolution
 - e. Consider Approval of Worker's Compensation Exclusion Resolution.
 - f. Discuss and Consider Approval of Any Updates Necessary to the Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes
 - g. Consider Annual Engagement of District Consultants
9. Other Business
10. Continuation/Adjournment

Dated: November 19, 2024