

# EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
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<https://eastvirginiavillage.specialdistrict.net/>

## NOTICE OF SPECIAL MEETING AND AGENDA

### Board of Directors:

Cynthia Myers  
Nash Verano  
Eric Barney  
Jeremy Bayens  
Taylor Lilly

### Office:

President  
Treasurer  
Secretary  
Assistant Secretary  
Assistant Secretary

### Term/Expiration:

2027/May 2027  
2027/May 2025  
2025/May 2025  
2025/May 2025  
2027/May 2027

**DATE:** Tuesday, September 24, 2024

**TIME:** 9:00 A.M.

### **LOCATION: In Person:**

Special District Management Services, Inc.  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228

and

**Zoom:** The meeting can be joined through the directions below.

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUlZzc1VMWTFJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial in: 719-359-4580

## I. ADMINISTRATIVE MATTERS

A. Confirm quorum and present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

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C. Review and approve Minutes of the August 8, 2024 Regular Meeting (enclosure).

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II. PUBLIC COMMENT

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of term sheet between the District and Western Alliance Bank.
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- B. Review and approve engagement letter between the District and Causey Public Finance, LLC for a financial forecast.
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- C. Discuss and accept Engineer's Cost Certification Report from Schedio Group, LLC and accept verified reimbursable costs.
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- D. Consider adoption of a Resolution authorizing the East Virginia Village Metropolitan District (the "District") to incur indebtedness in the form of a Series 2024 Loan Agreement and Promissory Note with Western Alliance Business Trust, as lender, and its Subordinate General Obligation Limited Tax Bonds, Series 2024B(3) in the combined maximum principal amount of not to exceed \$5,000,000 for the purpose of funding amounts to pay or reimburse the costs of public improvements for the District, approve the forms of and authorize execution of a Loan Agreement, a Promissory Note evidencing the District's repayment obligations under such Loan Agreement, a Subordinate Indenture of Trust and such other documents, certificates and instruments in connection therewith; ratify acts previously taken concerning the aforementioned loan and bonds; and repeal all resolutions in conflict therewith.
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IV. LEGAL MATTERS

- A. Discuss and consider approval of Amended and Restated Facilities Funding and Acquisition Agreement by and between the District, Century Land Holdings, LLC and Century Communities Investments, LLC.
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- B. Discuss Tracts A, B, C, D, E, G, H, I, J, K, L, East Virginia Village Subdivision Filing No. 1, County of Arapahoe, State of Colorado (the "Tracts").
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1. Consider approval and acceptance of a Special Warranty Deed for the conveyance of the Tracts from Century Land Holdings, LLC to the District.  

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2. Consider approval and acceptance of a Bill of Sale for the conveyance of improvements including streets, sidewalks, landscaping, and lighting improvements constructed within the Tracts from Century Land Holdings, LLC to the District.  

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3. Consider approval of a License Agreement by and between the District and Century Land Holdings, LLC.  

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V. OPERATIONS / COVENANT ENFORCEMENT / DESIGN REVIEW

- A. Discuss and rescind approval of Task Order No. 2 under Master Service Agreement for Landscape Maintenance and Snow Removal Services between the District and Brightview Landscape Management, LLC for 2024 landscape maintenance services.  

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- B. Discuss and consider approval of Task Order No. 2 under Master Service Agreement for Landscape Maintenance and Snow Removal Services between the District and Brightview Landscape Management, LLC for 2024/2025 snow removal services (enclosure).  

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- C. Discuss and consider approval of Task Order No. 3 under Master Service Agreement for Landscape Maintenance and Snow Removal Services between the District and Brightview Landscape Management, LLC for landscape maintenance services.  

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- D. Discuss and ratify approval of Service Agreement for Dog Station Installation and maintenance between the District and Pet Scoop, Inc. (enclosure).  

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VI. OTHER MATTERS

- A. 

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VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 7, 2024.**