

**NOTICE AND AGENDA
REGULAR MEETING
OF THE BOARDS OF DIRECTORS OF THE
NORTH PINE VISTAS METROPOLITAN DISTRICT NOS. 1-3**

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively, the “Boards”) of the North Pine Vistas Metropolitan District Nos. 1-3 (collectively, the “Districts”), of the City of Castle Pines, County of Douglas, Colorado, will hold a regular meeting at 9:30 a.m. or as soon as thereafter possible, on Friday, November 1, 2024, at via telephone and videoconference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: November 1, 2024
Time: 9:30 a.m.
Video: [Zoom Meeting Link](#)
Call-In Number: 833-568-8864
Meeting ID: 160 760 8112
Passcode: 443885

AGENDA

BOARD OF DIRECTORS MD NO. 1

Thomas Clark, President (2022-2025)
Bryan Horan, Secretary/Treasurer (2022-2025)
Darwin Horan, Assistant Secretary (2023-2027)
Vacant, (2022-2025)
Vacant, (2020-2027)

BOARD OF DIRECTORS MD NO. 2

Thomas Clark, President (2022-2025)
Bryan Horan, Secretary/Treasurer (2022-2025)
Darwin Horan, Assistant Secretary (2023-2027)
Jeffrey Slocum, Director (2023-2027)
Terrisa Reeves, (2024-2025)

BOARD OF DIRECTORS MD NO. 3

Thomas Clark, President (2022-2025)
Bryan Horan, Secretary/Treasurer (2022-2025)
Darwin Horan, Assistant Secretary (2023-2027)
Angelina Darling-Lilly, Director (2023-2025)
Robert Gay, Director (2023-2027)

1. Call to Order
2. Approval of Agenda

3. Disclosure of Potential Conflicts of Interest
4. Public Comment (limited to 3 minutes per person)
5. Consider for Approval the Minutes of the August 2, 2024, Regular Meeting
6. Financial Matters
 - a. Claims
 - b. Financial Report
7. 2024 Budget Amendments
 - a. Conduct Public Hearing on 2024 Budget Amendments
 - b. Review and Consider Approval of Resolution to Amend 2024 Budgets
8. 2025 Budgets
 - a. Conduct Public Hearing on 2025 Budgets
 - b. Review and Consider for Approval the Proposed 2025 Budgets, Approve the Appropriation of Funds and Authorize Tax Levies to be Certified by the District for Collection in 2025
9. Attorney Items
 - a. Review and Consider Approval of Workers Compensation Exclusion Resolution
 - b. Review and Consider Approval of 2025 Annual Administrative Matters Resolution
 - c. Review and Consider Approval of CORA Resolution
 - d. Review and Consider Approval of May 2025 Election Resolution
 - e. Legislative Update
10. Director Items
 - a. Discuss Retaining Wall Issues
 - b. Discuss Remaining Builder Turnover Items
 - c. Discuss Quarterly Advance HOA Reports
 - d. Discuss Enforcement of Covenants
 - e. Discuss Timeline for Turnover of Board to Residents
11. Advance HOA
 - a. Review and Consider Approval of Amended Rules, Regulations and Guidelines
 - b. Review and Consider Approval of Architectural Committee Approval Letter
12. Other Business
13. Executive Session (if necessary)
14. Adjournment/Continuation

The next regular meeting is scheduled for Friday, February 7, 2025, at 9:30 a.m.