

CASTLEVIEW METROPOLITAN DISTRICT NO. 2  
(THE “DISTRICT”)

450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203  
Phone: 303-592-4380

<https://castleviewmetropolitandistrict2.specialdistrict.net/>

**NOTICE OF SPECIAL MEETING AND AGENDA**

DATE:	Tuesday, March 19, 2024
TIME:	11:30 AM
PLACE:	You may attend the meeting in any of the following ways:  <b>1. To attend via Zoom Videoconference, use the following link:</b> <a href="https://us02web.zoom.us/j/89309642115?pwd=dGI4cEhUZk1JQjhYbTAzNEt2eVIIQT09">https://us02web.zoom.us/j/89309642115?pwd=dGI4cEhUZk1JQjhYbTAzNEt2eVIIQT09</a>  <b>2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:</b> <b>a. Meeting ID: 893 0964 2115</b> <b>b. Passcode: 214739</b>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Rodney Alpert	President	May 2027
Harvey Alpert	Treasurer	May 2025
Tanya Alpert	Assistant Secretary	May 2027
Brian Alpert	Assistant Secretary	May 2025
Michael Alpert	Assistant Secretary	May 2025

**I. ADMINISTRATIVE MATTERS**

A. Present disclosures of potential conflicts of interest.

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B. Confirm quorum, location of meeting and posting of meeting notices, and designate 24-hour posting location. Approve agenda.

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C. Acknowledge the resignation of Rodney Alpert from the Board of Directors of the District.

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D. Consider appointment of officers.

President: \_\_\_\_\_  
Secretary: \_\_\_\_\_  
Treasurer \_\_\_\_\_  
Assistant Secretary: \_\_\_\_\_  
Assistant Secretary: \_\_\_\_\_

E. Discuss and Direct Staff Regarding Community Outreach to Solicit Candidates for Appointment to the Board.

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F. Set Special Meeting Date to Consider Board Candidates for Appointment to the Board.

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**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 November 8, 2023 Annual Statutory Meeting (enclosure).
- b. Approval of minutes from the November 8, 2023 Special Board Meeting (enclosure).
- c. Approval of minutes from the April 26, 2021 Special Board Meeting (enclosure).

**III. FINANCIAL MATTERS**

A. Presentation on the adopted 2024 Budget and the projected 2025 Budget.

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B. Discuss engagement of Auditor for preparation of 2023 Audit (enclosure).

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**IV. LEGAL MATTERS**

A. Discuss and Consider Approval of Termination of:

- a. Funding and Reimbursement Agreement (Operations and Maintenance) between the District and Castleview, LLC dated February 4, 2019.

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- B. Review and consider approval of Engineer’s Cost Certification Report #1 by Independent District Engineering Services, LLC (“IDES”) dated February 2024, in the amount of \$2,098,090.47 (enclosure).
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- C. Discuss and Consider Approval of Termination of:
- a. Public Improvements Acquisition and Reimbursement Agreement between the District, Castleview, LLC and Richmond American Homes of Colorado, Inc. dated April 26, 2021.
  - b. Infrastructure Acquisition and Reimbursement Agreement between the District and Castleview, L.L.C. dated December 9, 2019.
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- D. Discuss and Consider Rescission of Approval of:
- a. Infrastructure Acquisition and Reimbursement Agreement between the District and Castleview Development, Inc. approved by the Board on July 25, 2023.
  - b. Infrastructure Acquisition and Reimbursement Agreement between the District and HB ALP Family, LLLP approved by the Board on July 25, 2023.
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**V. OTHER BUSINESS**

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**VI. 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.

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**VII. ADJOURNMENT**

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**The next regular meeting is scheduled for July 10, 2024 at 9:15 a.m. via Zoom videoconference.**