

# SAGEBRUSH FARM METROPOLITAN DISTRICT NO. 1

450 E. 17<sup>th</sup> Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://sagebrushmetrodistricts134.specialdistrict.net/>

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Wednesday, June 11, 2025

**TIME:** 11:00 A.M.

**LOCATION / ACCESS:** You may attend the meeting in the following ways:

Join Zoom Meeting

<https://us02web.zoom.us/j/81385270613?pwd=DPj0QfzSroOilSvkhtHhRGSW4ghnrp5.1>

Meeting ID: 813 8527 0613

Passcode: 093188

**To attend via telephone, dial 1-719-359-4580 or 1-346-248-7799 and enter the following additional information:**

Meeting ID: 813 8527 0613

Passcode: 093188

### **Board of Directors**

Randy Danielson

Joe Swensson

Eric Chamberlin

James Erwin

JR Reynolds

Lisa Jacoby

### **Office**

President

Treasurer

Assistant Secretary

Assistant Secretary

Assistant Secretary

Secretary

### **Term Expires**

May 2029

May 2029

May 2029

May 2027

May 2027

Non-elected

## **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Confirm a quorum, location of meeting and posting of meeting notice. 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.

- D. Approve the Minutes of the May 14, 2025, Regular Meeting (enclosure).

## **II. FINANCIAL MATTERS**

- A. Review and consider approval/ratification of claims for the period of May 7, 2025 through June 5, 2025, in the amount of \$14,440.51 (enclosure).
- B. Review and consider acceptance of the Schedule of Cash Position for the period ending March 31, 2025, updated as of June 3, 2025 (enclosure).
- C. Review and consider acceptance of the unaudited Financial Statements for the period ending March 31, 2025 (to be distributed).
- D. Review and consider acceptance of Engineer's Report and Verification of Costs No. 30 Associated with Public Improvements, prepared by Schedio Group LLC in the amount of \$406,380.64 (enclosure).
  - 1. Consider approval of Project Fund Requisition No. 49 under the Series 2022A Bonds, for the reimbursement of eligible costs to Sun Empire Venture LLC, pursuant to the Facilities Funding and Acquisition Agreement by and between the District and Sun Empire Venture, LLC, in the amount of \$406,680.64 (enclosure).
  - 2. Consider approval of Project Fund Requisition No. 50 for payment to vendors in the amount of \$5,928.34 (enclosure).

## **III. LEGAL MATTERS**

- A. Discuss status of matters related to dedication of roadways by Sun Empire Venture, LLC or Sun Empire One Owner, LLC to the District.
  - 1. Discuss status of report by Schedio Group LLC regarding improvements meeting acceptable standards.
  - 2. Consider acceptance of Deed and/or Bill of Sale for conveyance of improvements by Sun Empire Venture, LLC or Sun Empire One Owner, LLC to the District.

## **IV. OTHER BUSINESS**

- A. Confirm quorum for the July 9, 2025, Regular Board Meeting at 11:00 a.m., via Zoom.

## **V. ADJOURNMENT**

**THE NEXT REGULARLY SCHEDULED BOARD MEETING IS JULY 9, 2025**