

**JOINT REGULAR MEETING
HARVEST CROSSING METROPOLITAN DISTRICT NOS. 3 & 4**

141 Union Boulevard, Suite 150

Lakewood, Colorado 80228

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<https://harvestcrossingmetrodistricts1-4.com/>

NOTICE OF JOINT REGULAR MEETING AND AGENDA

<u>Board of Directors District Nos. 3 and 4:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Jerry Richmond	President	2027/May 2027
Aaron Clutter	Treasurer	2029/May 2029
Kurtis Williams	Assistant Secretary	2029/May 2029
Eric Lee	Assistant Secretary	2029/May 2029
VACANT		2027/May 2027

David Solin

Non-Elected Secretary

DATE: December 12, 2025 (Thursday)

TIME: 1:00 p.m.

PLACE: Zoom

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

Join Zoom Meeting

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

I. PUBLIC COMMENT

- A. 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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II. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Approve agenda; confirm location of meeting, posting of meeting notice, and designate 24-hour posting location.
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- C. Approve the Minutes from the July 31, 2025 Special Meeting and the Minutes from the July 31, 2025 Statutory Annual Meeting (enclosures).
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- D. Discuss business to be conducted in 2026 and location (virtual) for meetings. Consider regular meeting dates for 2026 (suggested dates are June 12, 2026 and December 11, 2026 at 1:00 p.m. via Zoom Meeting). Review and consider approval of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
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- E. Discuss §32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2025 SDA website and District website).
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III. CONSENT AGENDA – These items are considered to be routine and will be acknowledges, 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 on the Regular Agenda.

- Ratify Temporary Construction License Agreement between District No. 3, District No. 4, and Jen Colorado 20 LLC
- Ratify Acquisition and Reimbursement Agreement between District No. 3, District No. 4 and TNHC Colorado Inc.
- Ratify Metro District Improvements Agreement Harvest Crossing Filing No. 3 between District No. 3, District No. 4, and TNHC Colorado Inc.
- Ratify Special Warranty Deed between Jen Colorado 20 LLC and District No. 4 for Tracts U and AC in Harvest Crossing Subdivision Filing No. 3
- Ratify Special Warranty Deed between Jen Colorado 20 LLC and District No. 3 for Tracts A-G, K, and L Harvest Crossing Subdivision Filing No. 3

Enclosures

IV. FINANCIAL MATTERS

- A. **[District No. 3]** Review and ratify approval of the payment of claims as follows (enclosures):

Fund	Period Ending Aug. 31, 2025	Capital Funding Request Aug. 31, 2025	Period Ending Sept. 30, 2025	Capital Funding Request Sept. 30, 2025
General	\$ 3,799.58	\$	\$ 5,265.09	\$ -0-
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 9,617.59	\$ 243,987.20	\$ 10,783.37	\$ 457,428.75
Total	\$ 13,417.17	\$ 243,987.20	\$ 16,048.46	\$ 457,428.75

Fund	Capital Funding Request Oct. 31, 2025	Period Ending Oct. 31, 2025	Capital Funding Request Nov. 30, 2025
General	\$ 6,284.61	\$ -0-	\$ 6,496.64
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 17,982.85	\$ 147,228.40	\$ 4,475.05
Total	\$ 24,267.46	\$ 147,228.40	\$ 10,971.69

- B. Review and accept unaudited financial statements through the period ending September 30, 2025 (enclosure).

- C. Conduct Public Hearing to consider amendment to the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.

- D. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary AV, enclosures - draft 2026 Budgets).

- E. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification forms for certification to the Board of County Commissioners and other interested parties.

- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.

- G. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2026.

- H. Consider appointment of District Accountant to prepare 2027 Budget, and set the date for the Budget Hearing to be December 11, 2026 at 1:00 p.m. via videoconference.

- I. Discuss statutory requirements for an audit. Consider approval engagement letter with Scott C. Wright, CPA to perform 2025 Audit (to be distributed).

V. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.

- B. Discuss and consider approval of First Amendment to 2023 – 2025 Operations Funding Agreement between the District and JEN Colorado 20, LLC.

- C. [District No. 3 Only] Discuss and consider approval of First Amendment to Facilities Funding and Acquisition Agreement between the District and JEN Colorado 20, LLC.
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VI. CONSTRUCTION MATTERS

- A. _____

VII. OPERATIONS AND MAINTENANCE

- A. _____

VII. OTHER BUSINESS

- A. _____

VIII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.