

**NOTICE OF A COMBINED SPECIAL MEETING OF
TWIN BUTTES METROPOLITAN DISTRICT NOS. 1-4**

NOTICE IS HEREBY GIVEN that the Board of Directors of the TWIN BUTTES METROPOLITAN DISTRICT NOS. 1-4 of the City of Durango, La Plata County, Colorado, will hold a combined special meeting at 1:00 p.m. on Thursday, December 12, 2024, via virtual video conference, <https://zoom.us/j/93976025254?pwd=fztF0sKUeE5aQ13QmEnopEf7rUPcR9.1>,

Meeting ID: 939 7602 5254, Passcode: 790596, Dial In: 669.900.6833, 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 Boards. Anyone wishing to listen to the meeting may dial in to the conference call-in number provided. Participants will be limited to commenting only during the public comment portion of the agenda or specific public hearings as required.

The meeting is open to the public.

BY ORDER OF THE BOARDS OF DIRECTORS:

TWIN BUTTES METROPOLITAN DISTRICT NOS. 1-4

By: /s/ Paula Schler
Secretary to the Board

AGENDA

1. Call to Order – Meeting Protocol for Public Comment
 - a. Your video must be on
 - b. State your full name
 - c. Raise your hand using the Zoom function during the meeting if you have a question
 - d. Public comments are limited to 5 minutes per person
 - e. Public comment on items not on the Agenda is taken at the end of the meeting
 - f. Attendance roll call to establish an official quorum
2. Disclosure of Potential Conflicts of Interest
3. Approval of Minutes of the June 6, 2024 Board Meeting
4. District Manager’s Report:
Presentation of District Manager’s report-Willie Wilson, District Manager

5. Financial Matters – Districts 1-4:
 - a. Budgets –
 1. Conduct public hearing on the proposed 2025 budgets
 2. Consider for approval the resolutions to adopt the proposed 2025 budgets
 3. Conduct public hearing on the proposed 2024 budget amendments
 4. Consider for approval the resolutions to amend the 2024 budgets
 5. Consider for approval to adopt and certify the mills to La Plata County
 6. Review and consideration of Audit Engagement Letters for the upcoming 2024 Audits for District Nos. 1, 2, 3 and 4

6. Attorney Items – Districts 1-4:
 - a. Consider for approval the Resolution Concerning Annual Administrative Matters for 2025
 - b. Consider for approval the Resolution Providing for Exclusion from Worker’s Compensation Coverage
 - c. Consider for approval the Resolution confirming the Districts’ participation in the Colorado Special Districts Property and Liability Pool
 - d. Consider for approval the Resolution updating the CORA Policy with the new fee schedule
 - e. Presentation of recently passed HB 24-1267 regarding Metro District enforcement and in response thereto consider for approval Resolution Providing for a Notice of Violation and Enforcement Policy
 - f. Consider for approval Resolution Calling the May 6, 2025 Regular Elections
 - g. Review and consider for approval a 5th Amendment to the Master Declaration, Sec. 7.25(d) of the 3rd Amendment, regarding Short Term Rentals
 - h. Consider for approval the Resolution to enter into the Shared Resources Agreement with Twin Buttes of Durango, Inc.
 - i. Consider for approval the Resolution to enter into a Recreational Lease with McIntyre Ranch, LLLP

7. Design Review Committee Matters
 - a. District 1: Review and consider for approval the following:
 - i. 2025 Design Standards & Guidelines
 - ii. Bylaws of the Design Review Committee
 - iii. Current list of Committee Members

8. Other Business –
 - a. Districts 1-4: RETF Exemptions – Consider for ratification and acceptance the approved requests for exemption to the Twin Buttes Metro District Real Estate Transfer Fee
 - b. Update on ADA accessibility of new website

9. Public Comment Section

10. Adjournment