

## NOTICE OF SPECIAL MEETING

### PINERY COMMERCIAL METROPOLITAN DISTRICT NOS. 1 & 2

Thursday, September 26, 2024, at 3:30 pm

*Via teleconference*

*This meeting can be joined through the directions below:*

Link: <https://us06web.zoom.us/j/87886161929>

Meeting ID: 878 8616 1929

Call-In: 720-707-2699

---

Craig Campbell, President	Term to May 2025
Tom Morton, Treasurer	Term to May 2025
Jack Hoagland, Secretary	Term to May 2027
VACANT	Term to May 2027
VACANT	Term to May 2027

---

### AGENDA

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person. Comments will be taken in the order reflected on the sign in sheet.
5. Approve Minutes from May 13, 2024 Joint Special Meeting (**enclosure**)
6. Legal Matters
  - a. Ratify Consent to First Amendment to Declaration of Covenants, Conditions and Restrictions of Pinery Commercial (**enclosure**)
  - b. Consider Approval of Infrastructure Acquisition and Reimbursement Agreement between the District and Evergreen Devco, Inc. (No. 1) (**enclosure**)
  - c. Consider Approval of Infrastructure Acquisition and Reimbursement Agreement between the District and Evergreen Devco, Inc. (No. 2) (**enclosure**)
  - d. Ratify Independent Contractor Agreement (Construction Management) with Redland Consulting Group, Inc., d/b/a REDLAND (No. 1) (**enclosure**)
    - i. Approval of First Addendum to Independent Contractor Agreement (Construction Management) with Redland Consulting Group, Inc., d/b/a REDLAND (Work Order #01 and #02 for Pinery Village Filing 1) (No. 1) (**enclosure**)
  - e. Review Memorandum Regarding Recommendation of Construction Contract for Bids Received for Pinery West Filing No. 1 (No. 1) (**enclosure**)
  - f. Approve Notice of Award and Contract with Fiore & Sons for Pinery West Filing 1 Civil Construction Improvements

- g. Approval of Proposal for Construction Stormwater Compliance from Ensolum (**enclosure**) (No. 1)
  - h. Approval of Proposal for Surveying Services from AzTec Consultants, Inc. (No. 1) (**enclosure**)
  - i. Approval of Proposal for Construction Observation and Materials Testing and Subgrade Investigation and Pavement Design Pinery Village, Filling No. 1 from CTL Thompson, Inc. (**enclosure**) (No. 1)
  - j. Discuss Irrigation Services Agreement by and between the Districts, TF Pinery West, L.P. and Pinery Homeowners' Association, Inc.
7. Financial Matters
- a. Confirm Schedule for 2025 Budget Hearing
8. Other Business
- a. Next Regular Meeting: November 8, 2024
9. Adjourn