

**PIONEER REGIONAL METROPOLITAN DISTRICT
PIONEER METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5 & 6**

450 E. 17th Avenue, Suite 400

Denver, CO 80203-1214

Phone: 303-592-4380

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, September 16, 2024

TIME: 2:00 p.m.

LOCATION: Via Zoom and Telephonically

ACCESS: Join Zoom Meeting

<https://us02web.zoom.us/j/88080527269?pwd=aTZqaWdNSXgvNWY0VExML1lqclId3QT09>

Meeting ID: 880 8052 7269

Passcode: 905349

1-346-248-7799

Meeting ID: 880 8052 7269

Passcode: 905349

**Board of Directors
Pioneer Regional and
District Nos. 1, 2, 3, 4, 6**

Joel Farkas
Toni Serra
VACANT
VACANT
VACANT
Lisa Jacoby

**Board of Directors
District No. 5**

Joel Farkas
Toni Serra
Barry Fehr
Loren Fehr
VACANT
Lisa Jacoby

Office

President
Treasurer
Assistant Secretary
Assistant Secretary
Secretary

Term Expires

May 2025
May 2027
May 2025
May 2025
May 2027
Non-elected

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approve agenda; confirm location of meeting, posting of meeting notice. Designate 24-hour posting location for Districts 1, 2, 4, 5, 6 and Pioneer Regional.
- C. Public Comment.

II. CONSENT AGENDA

These routine items 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 subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

A. Review and consider approval of the following Meeting Minutes (enclosures):

District Nos. 1, 2, 4, 6 and Pioneer Regional

- November 20, 2023 Regular Meeting Minutes

District No. 3

- May 20, 2024 Regular Meeting Minutes

District No. 5

- December 8, 2023 Special Meeting Minutes

III. FINANCIAL MATTERS

A. Review and acknowledge the 2024 Preliminary Assessed Valuations (enclosure).

B. **[DISTRICT NOS. 1, 4, 6 and PIONEER REGIONAL]**

1. Ratify preparation and filing of 2023 Audit Exemptions.

C. **[DISTRICT NO. 2]**

1. Ratify engagement of Wipfli LLP to perform the 2023 Audit.
2. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution No. 2024-09-01, Resolution of Pioneer Metropolitan District No. 2 to Amend the 2023 Budget (enclosure).
3. Review and consider approval of 2023 Audited Financial Statements (enclosure – draft Audit) and authorize execution of Representations Letter.

D. **[DISTRICT NO. 3]**

1. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution No. 2024-09-01, Resolution of Pioneer Metropolitan District No. 2 to Amend the 2023 Budget (enclosure).

2. Review and consider approval of 2023 Audited Financial Statements (enclosure – draft Audit) and authorize execution of Representations Letter.

E. **[DISTRICT NO. 5]**

1. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution No. 2024-09-01, Resolution of Pioneer Metropolitan District No. 2 to Amend the 2023 Budget (enclosure).
2. Review and consider approval of 2023 Audited Financial Statements (enclosure – draft Audit) and authorize execution of Representations Letter.

IV. **LEGAL MATTERS**

A. **[DISTRICT NO. 6 AND PIONEER REGIONAL – EXCLUSIONS]**

1. **[District No. 6]** Conduct Public Hearing on the Petition for **Exclusion from Pioneer Holdco, LLC for the exclusion of approximately 4.0 acres** of real property from Pioneer Metropolitan District No. 6 and consider adoption of Resolution for Exclusion of Real Property (enclosures – Petition and Resolution).
2. **[Pioneer Regional]** Conduct Public Hearing on the Petition for **Exclusion from Pioneer Communities Interest LLC for the exclusion of approximately 1.0 acre** of real property from Pioneer Regional Metropolitan District and consider adoption of Resolution for Exclusion of Real Property (enclosures – Petition and Resolution).
3. **[District No. 6]** Conduct Public Hearing on the Petition for **Exclusion from Pioneer Communities Interest LLC for the exclusion of approximately 1.0 acre** of real property from Pioneer Metropolitan District No. 6 and consider adoption of Resolution for Exclusion of Real Property (enclosures – Petition and Resolution).

B. **[DISTRICT NOS. 1-5 AND PIONEER REGIONAL – INCLUSIONS]**

1. **[District No. 1]** Conduct Public Hearing on the Petition for **Inclusion from Pioneer Holdco, LLC for the inclusion of approximately 0.531 acres** of real property into Pioneer Metropolitan District No. 1 and consider adoption of Resolution for Inclusion of Real Property (enclosures – Petition and Resolution).

2. **[District No. 2]** Conduct Public Hearing on the Petition for **Inclusion from Pioneer Holdco, LLC for the inclusion of approximately 0.535 acres** of real property into Pioneer Metropolitan District No. 2 and consider adoption of Resolution for Inclusion of Real Property (enclosures – Petition and Resolution).
3. **[District No. 3]** Conduct Public Hearing on the Petition for **Inclusion from Pioneer Holdco, LLC for the inclusion of approximately 0.538 acres** of real property into Pioneer Metropolitan District No. 3 and consider adoption of Resolution for Inclusion of Real Property (enclosures – Petition and Resolution).
4. **[District No. 4]** Conduct Public Hearing on the Petition for **Inclusion from Pioneer Holdco, LLC for the inclusion of approximately 0.538 acres** of real property into Pioneer Metropolitan District No. 4 and consider adoption of Resolution for Inclusion of Real Property (enclosures – Petition and Resolution).
5. **[District No. 5]** Conduct Public Hearing on the Petition for **Inclusion from Pioneer Holdco, LLC for the inclusion of approximately 0.578 acres** of real property into Pioneer Metropolitan District No. 5 and consider adoption of Resolution for Inclusion of Real Property (enclosures – Petition and Resolution).
6. **[Pioneer Regional]** Conduct Public Hearing on the Petition for **Inclusion from Pioneer Holdco, LLC for the inclusion of approximately 0.554 acres** of real property into Pioneer Regional Metropolitan District and consider adoption of Resolution for Inclusion of Real Property (enclosures – Petition and Resolution).

V. OTHER BUSINESS

- A. Consider cancellation of, or confirm a quorum for the October 21, 2024, Regular Board Meeting.

VI. ADJOURNMENT

The next regular meeting is scheduled for Monday, October 21, 2024 at 2:00 p.m. via Zoom Teleconference.