

**NOTICE OF SPECIAL MEETING OF  
VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors (the “**Board**”) of the Village East Community Metropolitan District (the “**District**”), located in the Town of Frederick, Weld County, Colorado, will be held on Wednesday, July 26, 2023 via videoconference at 5:30 p.m. Any member of the public may attend by computer or phone by accessing the Zoom details below. At this meeting the Board will take up regular business of the District and any other matters as may come before the Board.

To join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join:

<https://us02web.zoom.us/j/89167930748?pwd=bG9ab1ZhaWI0ZTkRbFZxZzJYbnZzdz09>

By phone at 1 (719) 359-4580

**Meeting ID: 891 6793 0748**

**Passcode: 808118**

Debbie Hadrick		May 2027
Rebecca Burger		May 2025
Kelsey Bingenheimer		May 2027
Ron Mullenbach		May 2025
Samantha Harshbarger		May 2027
Nikolas Wagner	Secretary	N/A

**AGENDA**

1. Call to Order / Establish Quorum
2. Disclosures of potential conflicts of interest
3. Welcome / Introductions
  - a. General Overview of District Operations and Procedures for New Board Members
4. Discuss / Approve Agenda
5. Public Comment, Comments are limited to three (3) minutes per person
6. Administrative Matters
  - a. Approval of Minutes of April 19, 2023 Special Meeting
  - b. Consider Appointment of Marsha Montano to Design Review Committee
  - c. Discussion regarding Edits to Design Review Guidelines related to SB23-178
7. Legal Matters
  - a. 2023 Election Update
  - b. Appointment of Officers
  - c. Discuss and Consider Acceptance of Tract K and Lot 41, Village East

Community Replat No. 1, from Melody Homes, Inc.

- d. Discuss and Consider Approval Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges
8. Financial Matters
- a. Presentation of unaudited Financial Statements for the period ending June 30, 2023
  - b. Consider ratification of payables for the period April 14, 2023 through July 21, 2023
9. District Business
10. Any other matter that may come before the Board
11. Adjournment

This meeting is open to the public.

VILLAGE EAST COMMUNITY METROPOLITAN  
DISTRICT

By /s/ Nikolas Wagner  
District Manager