

## RESOLUTION TO AMEND 2024 BUDGET

**COMES NOW**, Brandon Wyszynski, the President of the Second Creek Ranch Metropolitan District (the “District”), and certifies that at a continued regular meeting of the Board of Directors of the District held, Tuesday, the 10th day of December, 2024, at 2:00 P.M., at The Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora, Colorado; via video conference at <https://us06web.zoom.us/j/84609086772?pwd=DvkdUvMIaYVTTpGX6BmaLV9p5zvld.1>; and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 846 0908 6772, Passcode: 158117, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors, to-wit:

WHEREAS, the Board of Directors of the District appropriated funds for the fiscal year 2024 as follows:

General Fund	\$ 1,021,000
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and;

**WHEREAS**, the necessity has arisen for additional expenditures and transfers by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for the fiscal year 2024; and

**WHEREAS**, funds are available for such an expenditure and transfer from surplus revenue funds of the District; and

**WHEREAS**, due and proper notice was published on Thursday, November 14, 2024, in the *Sentinel*, indicating (i) the date and time of the hearing at which the adoption of the proposed 2024 budget amendment will be considered; (ii) that the proposed budget amendment is available for inspection by the public at a designated place; and (iii) that any interested persons may file any objections to the proposed budget amendment at any time prior to the final adoption of the budget by the District, as shown on the publisher’s Affidavit of Publication attached hereto as Exhibit A and incorporated herein by this reference; and

**WHEREAS**, the proposed budget amendment was open for inspection by the public at a designated place; and

**WHEREAS**, a public hearing was held on Tuesday, December 3, 2024 and interested persons were given the opportunity to file or register any objections to said proposed budget amendment and any such objections were considered by the Board of Directors; and

**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors of the District shall and hereby does amend the budget for the fiscal year 2024 as follows:

General Fund

\$ 1,084,899

**BE IT FURTHER RESOLVED**, that such sums are hereby appropriated from the revenues of the District to the General Fund for the purpose stated, and that any ending fund balances shall be reserved for purposes of Article X, Section 20 of the Colorado Constitution.

Whereupon, a motion was made by Director Wyszynski and seconded by Director Carro, and upon a unanimous vote this Resolution was approved by the Board of Directors.

**APPROVED AND ADOPTED THIS 10TH DAY OF DECEMBER, 2024.**

SECOND CREEK RANCH METROPOLITAN DISTRICT

DocuSigned by:  
*Brandon Wyszynski*  
9E8B75DB3C664FC

By: Brandon Wyszynski, President

ATTEST:

DocuSigned by:  
*Chris Carlton*  
8B4A80B9D06A46A

By: Chris Carlton, Secretary/Treasurer

**SECOND CREEK RANCH METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET AMENDMENT**

	BUDGET 2024	AMENDED 2024
BEGINNING FUND BALANCES	\$ 11,832	\$ 14,063
REVENUES		
Property taxes	2,181	2,248
Specific ownership taxes	153	52
Interest Income	1,200	1,700
Developer advance	113,899	143,485
Design fees	-	1,000
Other Revenue	-	25,200
Intergovernmental revenues - GVRE6	1,277	1,473
Intergovernmental revenues - GVRE7	220,602	221,154
Intergovernmental revenues - GVRE8	685,782	690,481
Intergovernmental revenues - CACWSD	11,774	12,043
Total revenues	<u>1,036,868</u>	<u>1,098,836</u>
Total funds available	<u>1,048,700</u>	<u>1,112,899</u>
EXPENDITURES		
General and administrative		
Accounting	120,000	145,000
Auditing	7,000	13,400
County Treasurer's Fee	50	50
Directors' fees	4,800	1,000
Dues and Membership	4,000	2,411
Insurance	16,500	78,361
District management	140,000	140,000
Legal	150,000	203,100
Miscellaneous	1,500	1,500
Payroll taxes	-	77
Reserve study	6,500	-
Election	-	-
Contingency	8,650	25,000
Website	15,000	10,000
Operations and maintenance		
Repairs and maintenance	5,000	5,000
Street Repair and Maintenance	5,000	-
Infrastructure audit	3,000	-
Fence and Sign maintenance	5,000	-
Events	5,000	-
Snow removal	50,000	15,000
Chemical maintenance	-	-
Architectural control	40,000	62,000
Irrigation repairs	10,000	10,000
Covenant enforcement	40,000	30,000
Covenant control - collections	5,000	5,000
Covenant control - legal	10,000	7,500
Design Fees	1,500	-
Ponds - Scada	5,000	-
Ponds - Utilities - Electric	5,000	-
Ponds - Chemical Water Maintenance	27,500	10,000
Ponds - Water System Maintenance	5,000	1,500
Ponds - Water Well Maintenance	5,000	-
Water Rights	30,000	5,000
Plant material replacement	25,000	5,500
Utility Locates	500	500
Utilities - electricity	1,000	1,000
Utilities - irrigation	85,000	160,000
Utilities - storm drainage	1,000	500
Landscape maintenance - common areas	165,000	145,000
Landscape repairs	2,500	-
Landscape maintenance - ponds	10,000	1,500
Total expenditures	<u>1,021,000</u>	<u>1,084,899</u>
Total expenditures and transfers out requiring appropriation	<u>1,021,000</u>	<u>1,084,899</u>
ENDING FUND BALANCES	<u>\$ 27,700</u>	<u>\$ 28,000</u>
EMERGENCY RESERVE	<u>\$ 27,700</u>	<u>\$ 28,000</u>
TOTAL RESERVE	<u>\$ 27,700</u>	<u>\$ 28,000</u>

No assurance provided.

**EXHIBIT A**

Notice of Regular Meeting  
Affidavit  
Notice as to Proposed 2024 Budget Amendment

**NOTICE OF REGULAR MEETING**  
**SECOND CREEK RANCH METROPOLITAN DISTRICT**  
**December 3, 2024**

NOTICE IS HEREBY GIVEN that the Board of Directors of the **SECOND CREEK RANCH METROPOLITAN DISTRICT**, of the County of Adams, State of Colorado, will hold a regular meeting at 1:00 p.m., on Tuesday, December 3, 2024, at the Farmhouse at the Reserve, Mustang Way Event Center, 4875 N. Rome Street, Aurora; via video conference at <https://us06web.zoom.us/j/84609086772?pwd=DvkpdUvMlaYVTTpGX6BmaLV9p5zvld.1>; and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 846 0908 6772, Passcode: 158117. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

**Agenda**

1. Call To Order/Declaration of Quorum
2. Directors Matters/Disclosure Matters
3. Approval of/Additions To/Deletions From the Agenda
4. Public Comment For Matters Not on Agenda (*limited to 3 minutes, per person*)
5. Approval of Minutes
  - a. Consider Approval of November 18, 2024 Regular Meeting
  - b. Consider Approval of November 26, 2024 Consolidated Study Session Minutes
6. Public Improvement Construction Contract Matters
  - a. Other
7. Operations and Maintenance Contract Matters
8. Legal Matters
  - a. Consider Adoption of Annual Resolution
    - i. Election of Officers
    - ii. Regular Meeting Date/Location
  - b. Consider Approval of Election Resolution
    - i. Consider Approval of Engagement of Community Resource Services of Colorado, LLC
  - c. Consider Approval of Amendment to Advance and Reimbursement Agreement (Operations & Maintenance Expenses) and Outstanding Advance & Reimbursement Obligation Form
  - d. Consider Approval of Amendment to Advance Reimbursement Agreement for District Funded Public Improvement Contracts (Capital Expenses) and Outstanding Advance & Reimbursement Obligation Form
  - e. 2024 Legislative Memorandum
  - f. Other

9. Financial Matters
  - a. Public Hearing on Proposed 2024 Budget Amendment
    - i. Public Comment Period
    - ii. Consider Approval of Resolution Approving Proposed 2024 Budget Amendment and Appropriate Sums of Money
  - b. Public Hearing on Proposed 2025 Budget
    - i. Public Comment Period
    - ii. Consider Approval of Resolution Approving Proposed 2025 Budget, Certification of Mill Levy, and Appropriate Sums of Money
  - c. Consider Approval/Ratification of Claims
  - d. Consider Acceptance of Cash Sheet
  - e. Consider Approval/Ratification of Schedio Reports
  - f. Consider Approval of Joint Resolution with Second Creek Ranch Metropolitan District Imposing a Fee For Traditional Amenity
  - g. Consider Approval of CPI Adjustment for Maintenance Fee for Green Valley Ranch East (Aurora) Carriage Houses, Couch Houses and other Related Home Types
  - h. Consider Ratification of 2023 Audit
  - i. Consider Approval of 2024 Audit Engagement Letter
  - j. Consider Approval of Statement(s) of Work with CliftonLarsonAllen LLP
  - k. Other
10. Management Matters and Report
11. Construction Management Report
12. Community Advisory Committee Report(s)
13. Other Business
14. Executive Session
15. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS:  
SECOND CREEK RANCH METROPOLITAN DISTRICT

By: /s/ ICENOGLER | SEEVER | POGUE  
A Professional Corporation

General Counsel to the District

SENTINEL  
PROOF OF PUBLICATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver; State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period 1 of consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated November 14 A.D. 2024 and that the last publication of said notice was in the issue of said newspaper dated November 14 A.D. 2024.

I witness whereof I have hereunto set my hand this 14th day of November A.D. 2024.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 14th day of November A.D. 2024.



Notary Public



NOTICE AS TO PROPOSED  
AMENDED 2024 BUDGET AND  
HEARING  
SECOND CREEK RANCH  
METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed amended budget will be submitted to the SECOND CREEK RANCH METROPOLITAN DISTRICT (the "District") for the year of 2024. A copy of such proposed amended budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed amended budget will be considered at a hearing at the meeting of the District to be held at 1:00 P.M., on Tuesday, December 3, 2024.

The location and additional information regarding the meeting will be available on the meeting notice posted on the District's website at <https://gvremd.specialdistrict.org/>, at least 24-hours in advance of the meeting.

Any interested elector within the District may inspect the proposed amended budget and file or register any objections at any time prior to the final adoption of the amended 2024 budget.

BY ORDER OF THE  
BOARD OF DIRECTORS  
OF THE DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publication: November 14, 2024  
Sentinel

**NOTICE AS TO PROPOSED AMENDED 2024 BUDGET AND HEARING  
SECOND CREEK RANCH METROPOLITAN DISTRICT**

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BY ORDER OF THE  
BOARD OF DIRECTORS OF THE DISTRICT:

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *The Sentinel*  
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