

**BELLEVIEW STATION**  
**METROPOLITAN DISTRICT NO. 1**

*NOTICE OF SPECIAL MEETING AND AGENDA*

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Robert E. Warren, Jr.	President & Chairperson	May 2027
Louis P. Bansbach III	Vice President	May 2025
Brooke Maloy	Secretary & Treasurer	May 2027
Robert E. Warren III	Asst. Secretary & Treasurer	May 2027
Louis P. Bansbach IV	Asst. Secretary & Treasurer	May 2025

**Date: September 9, 2024 (Monday)**  
**Time: 2:00 P.M.**  
**Place: MS TEAMS & Teleconference**

**[Join the meeting now](#)**

Meeting ID: 272 057 077 731; Passcode: qghJsH

**Dial in by phone**

+1 720-721-3140,,537326679#; Phone conference ID: 537 326 679#

**I. ADMINISTRATIVE ITEMS**

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1-2)**
- D. Public Comment. (Limited to 3-Minutes Per Person).
- E. Director Comment.

**II. CONSENT AGENDA**

- A. Approval of Minutes – November 13, 2023, Regular Meeting. **(Pages 3-8)**
- B. Ratification of Payment of Claims. **(Pages 9-30)**
- C. Ratify approval of Addendum to Service Agreement between the District and Explore Communications, dated 10/31/2023. **(Pages 31-34)**
- D. Ratify approval of Addendum to Service Agreement between the District and Groundmasters Landscape Services, Inc., dated 1/17/2024. **(Pages 35-52)**
- E. Ratify approval of consultant/Vendor Services Agreement Belleview Station between the District, Belleview Station Public Improvement Company, Belleview Station Master Property Owners Association, Inc., and TBW Enterprises LLC (dba Gum Pop Presents), dated 2/14/2024. **(Pages 53-63)**

Professionally Managed by:  
Pinnacle Consulting Group, Inc.  
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District Email: [belleviewadmin@pcgi.com](mailto:belleviewadmin@pcgi.com)  
District Website: [www.belleviewstationmds.org](http://www.belleviewstationmds.org)

- F. Ratify approval of Addendum to Service Agreement between the District and Sugi Gardens, dated 2/28/2024. **(Pages 64-74)**
- G. Ratify approval of First Amendment to License Agreement Regarding Events at 4825 South Newport St. Between the District and BVS Hospitality, LLC., executed in 2024. **(Page 75)**

**III. DISTRICT MANAGER ITEMS**

- A. District Manager’s Report. **(Pages 76-78)**
- B. Review and approval of 2023 Annual Report. **(Pages 79-128)**
- C. Review budget process for 2025.

**IV. FINANCIAL ITEMS**

- A. Review Unaudited Financial Statements for the period ending June 30, 2024. **(Pages 129-134)**
- B. Review and Consider Approval of 2023 Audited Financial Statements. **To be distributed under separate cover.**

**V. LEGAL ITEMS**

**VI. CONSTRUCTION MATTERS**

- A. Status of Design and Construction Work.

**VII. DIRECTOR MATTERS**

- A. Development Activity Update
- B. Confirm Quorum for the next Regular Board Meeting on Monday, November 11<sup>th</sup>, 2024, at 2:00 p.m.

**VIII. ADJOURNMENT**

***\*\*\*The next Regular Meeting is scheduled for Monday, November 11, 2024\*\*\****