

# DENARGO MARKET METROPOLITAN DISTRICT NOS. 1, 2 AND 3

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<https://denargo.colorado.gov>

## NOTICE OF SPECIAL MEETING AND AGENDA

### **Board of Directors**

Laura H. Newman  
Jeffrey D. Jones  
Wade Davidson  
Michael Kuyper  
VACANT  
David Solin

### **Office:**

President  
Treasurer  
Asst. Secretary  
Asst. Secretary  
  
Secretary

### **Term/Expires**

2027/May 2027  
2029/May 2029  
2027/May 2027  
2029/May 2029  
2029/May 2029

DATE: Tuesday, August 26, 2025

TIME: 2:00 p.m.

LOCATION: Zoom: The meeting can be joined through the directions below.

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

**Phone:** 1-719-359-4580

**Meeting ID:** 546 911 9353

**Password:** 912873

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager ([dsolin@sdmsi.com](mailto:dsolin@sdmsi.com) or 303-987-0835) of specific need(s) before the meeting.*

### **I. PUBLIC COMMENTS**

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.
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### **II. ADMINISTRATIVE MATTERS**

- A. Present Disclosures of Potential Conflicts of Interest.
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- B. Confirm quorum, location of meetings and posting of meeting notice. Approve agenda.
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- C. Review and approve the Minutes of the March 11, 2025 Regular Meetings, the June 17, 2025 Regular Meetings and the August 1, 2025 Statutory Annual Meetings of Denargo Market Metropolitan District Nos. 1, 2 and 3 (“District No. 1”, “District No. 2”, “District No. 3”, and collectively the “Districts”) (enclosures).
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### III. FINANCIAL MATTERS

- A. District No. 1 - Review and consider approval of the payment of claims through the periods ending as follows (enclosures):

Fund	Period Ending June 2025	Period Ending July 2025	Period Ending August 2025
General	\$ 141,974.40	\$ 28,088.87	\$ 95,482.53
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Payroll	\$ -0-	\$ 277.05	\$ -0-
Total	\$ 141,974.40	\$ 28,365.92	\$ 95,482.53

- B. District Nos. 1- 3 - Review and consider acceptance of the Unaudited Financial Statements and Schedules of Cash Position (enclosure).
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- C. District No. 1 - Review and consider acceptance of Engineer's Report and Verification of Costs No. 6 (PROJECT: Denargo Market Horizontal Infrastructure), prepared by Schedio Group LLC, dated June 19, 2025 (enclosure).
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### IV. LEGAL MATTERS

- A. District No. 1 - Discuss status of Maintenance Agreement by and among District No. 1, Golub Real Estate Corp., and the City and County of Denver.
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- B. District No. 1 - Discuss and consider approval of District Facilities Rules and Regulations (to be distributed).
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- C. District No. 1 – Review and acknowledge acceptance of Special Warranty Deed from JV Denargo LLC, as Grantor to District No. 1, as Grantee (Tracts A, C, D, E, H and I, Denargo Market Subdivision Filing No. 3) (enclosure).
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- D. District No. 1 - Review and acknowledge acceptance of Assignment of Warranties from JV Denargo LLC, as Grantor to District No. 1, as Grantee (District Improvements constructed within and adjacent to Tracts A, C, D, E, H and I, Denargo Market Subdivision Filing No. 3) (enclosure).
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- E. District No. 1 – Review and acknowledge acceptance of Bill of Sale from JV Denargo LLC, as Grantor to District No. 1, as Grantee (District Improvements constructed within and adjacent to Tracts A, C, D, E, H and I, Denargo Market Subdivision Filing No. 3) (enclosure).
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- F. District No. 1 - Review and consider approval of License Agreement between District No. 1 and JV Denargo LLC (enclosure).
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- G. District No. 1 – Review and consider approval of Management Agreement between JV LoDo Denargo LLC and District No. 1 (enclosure).
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V. OPERATION AND MAINTENANCE

- A. Update on security patrols.
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- B. District No. 1 - Review and consider approval of Service Agreement between District No. 1 and Water Extraction Team, LLC d/b/a Property Solutions Team for Concierge/Day Porter Services (enclosure).
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- C. District No. 1 - Review and consider approval of Change Order No. 1 to Service Agreement for Concierge/Day Porter Services between District No. 1 and Water Extraction Team, LLC d/b/a Property Solutions Team, for Dog Park Panels (enclosure).
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- D. District No. 1 - Review and consider approval of Service Agreement between District No. 1 and ArborScape, Inc. for Arborist Services (enclosure).
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VI. OTHER MATTERS

- A. Discuss cancellation of the September 16, 2025 regular meetings of the Districts.
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VII. ADJOURNMENT **THE NEXT REGULAR MEETINGS ARE SCHEDULED FOR SEPTEMBER 16, 2025.**