

**PUBLIC NOTICE OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
HESS RANCH METROPOLITAN DISTRICT NOS. 4-8
AND**

**NOTICE OF FINAL DETERMINATION TO ISSUE SPECIAL ASSESSMENT REVENUE BOND
INDEBTEDNESS**

NOTICE IS HEREBY GIVEN that the Boards of Directors of the **HESS RANCH METROPOLITAN DISTRICT NOS. 4-8**, Douglas County, Colorado, will hold a regular meeting at 12:00 p.m. on February 21, 2024, at the offices of Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, CO 80203, and via video and telephone conference using the information provided below in the Agenda, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Board.

At such meeting, it is anticipated that the Board of Directors of the Hess Ranch Metropolitan District No. 5 (“District No. 5”) will make a final determination with respect to the issuance of special assessment revenue bonds through the issuance of Hess Ranch Metropolitan District No. 5 Special Improvement District No. 1 Special Assessment Revenue Bonds, Series 2024A-1 and Series 2024A-2, in the estimated combined maximum principal amount of \$25,000,000, (the “2024 SID Bonds”), which 2024 SID Bonds are to be authorized by the adoption of a parameters resolution also authorizing the execution and delivery by officers of the District of a Trust Indenture for the 2024 SID Bonds and other necessary and related documents, and delegating certain determinations with respect to the 2024 SID Bonds to identified Authorized Delegates.

Pursuant to the Supplemental Public Securities Act, no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the authorization or issuance of such bonds may be commenced more than thirty days after the authorization of such bonds pursuant to the aforementioned resolution.

At this meeting, the Board also expects to authorize execution of all documents, instruments and certificates in connection therewith, ratify prior actions, authorize incidental actions, repeal prior inconsistent actions, address those matters set out in the agenda below as the same may be amended at the meeting, and take up such other business as may come before the Board. The meeting is open to the public, however, all participation by members of the public shall be by videoconference or teleconference only by utilizing the information provided below.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute.

**BY ORDER OF THE BOARD OF DIRECTORS:
HESS RANCH METROPOLITAN DISTRICT
NOS. 4-8**

By: /s/ Thomas George
General Counsel to the Districts

**AGENDA
COMBINED SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF
HESS RANCH METROPOLITAN DISTRICT NOS. 4-8**

Date: Wednesday, February 21, 2024
Time: 12:00 p.m.
Location: Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203

The meeting is open to the public, but all members of the public are requested to attend by video or teleconference using the following information:

Video:

<https://spencerfane.zoomgov.com/j/1601570478?pwd=NFISaDJsU1k2dTUwM2hVNTRGMExLdz09>

Meeting ID: 160 157 0478

Passcode: 622380

Phone: 833-568-8864; Meeting ID: 160 157 0478; Passcode: 622380

BOARD OF DIRECTORS

Donald Guerra, President, May 2025
Robert L. Eck, II, Secretary/Treasurer, May 2027
Bradley Lenz, Director, May 2025
Matt Childers, Director, May 2027
Vacant, May 2027

Discussion and possible action on any of the following:

1. Call to Order
2. Declaration of Quorum/Disclosure of Conflicts of Interest
3. Review and Approve Agenda, Meeting Location and Posting Location
4. Public Comment
5. Minutes from the January 17, 2024, Regular Combined Meeting
6. Financial Matters
 - a. Claims
 - b. Financial Statements
 - c. Engineer Certifications and Accountants Reports
 - d. Draw Requests/Requisition Requests
 - e. Other
7. District Nos. 4-8 Items
 - a. First Amendment to Master Intergovernmental Agreement (District Nos. 4-8)
8. District No. 5 Special Improvement District No. 1 Items
 - a. Accept Petition for Improvements and Creation of a Special Improvement District (VPDF LG LLC, Petitioner)

- b. Approve Special Improvement District Agreement with VPDF LG LLC
 - c. Adopt Resolution Creating Hess Ranch Metropolitan District No. 5 Special Improvement District No. 1
 - d. Conduct public hearing and adopt Assessment Resolution (District No. 5 SID No. 1 Improvements)
 - e. Approve Public Improvements Funding and Acquisition Agreement (District No. 5 SID No. 1 Improvements)
- 9. District No. 5 SID No. 1 Special Assessment Revenue Bonds Items
 - a. Bond Resolution: final determination with respect to the issuance of the Hess Ranch Metropolitan District No. 5 Special Improvement District No. 1 Special Assessment Revenue Bonds, Series 2024A-1 and Series 2024A-2, in the estimated combined maximum principal amount of \$25,000,000 (the “2024 SID Bonds”), to be authorized by the adoption of a parameters resolution also authorizing the execution and delivery by officers of the District of a Trust Indenture for the 2024 SID Bonds and other necessary and related documents, and delegating certain determinations with respect to the 2024 SID Bonds to identified Authorized Delegates
 - b. Approve and ratify engagements and actions taken in furtherance of 2024 SID Bonds
 - i. Piper Sandler & Co. (Bond Underwriter)
 - ii. Ballard Spahr (Bond Counsel)
 - iii. IDES (Benefits Study)
 - iv. NVC, Inc. (Appraisal Study)
 - v. Market Study (King & Associates, Inc.)
 - vi. UMB Bank (Trustee)
 - c. Other approvals and authorizations related to 2024 SID Bonds
- 10. Director Items
- 11. Attorney items
- 12. Executive Session. (If needed, an executive session may be called pursuant to and for the purposes set forth in C.R.S. § 24-6-402(4), after announcement of the specific topic for discussion and statutory citation authorizing the executive session, and a vote of two-thirds of the quorum of the Board present.)
- 10. Other Business
- 11. Continuation/Adjournment

*The next combined meeting of Hess Ranch MD Nos. 4-8 is scheduled for
March 20, 2024, at 12:00 p.m.*