

NOTICE OF SPECIAL MEETING
SOJOURN AT IDLEWILD METROPOLITAN DISTRICT
TOWN OF WINTER PARK, GRAND COUNTY, COLORADO
May 1, 2025

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of **SOJOURN AT IDLEWILD METROPOLITAN DISTRICT**, of the Town of Winter Park, County of Grand, State of Colorado (the “District”), will hold a special meeting at 8:30A.M. on Thursday, May 1, 2025, at 141 Union Boulevard, Suite 150, Lakewood, CO 80228 and which such meeting will also be made available via online meeting at <https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09> and via telephone at Dial In: 1-719-359-4580, Meeting ID: 546 911 9353, Passcode: 912873.

At this meeting, it is anticipated that the Board will make a final determination to issue or refund general obligation indebtedness. Specifically, the District will consider adoption of a Resolution authorizing the District to issue general obligation indebtedness in the combined aggregate principal amount not to exceed \$20,000,000, consisting of its General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2025A (the “Series 2025A Bonds”) and its Subordinate General Obligation Limited Tax Bonds, Series 2025B (the “Series 2025B Bonds”, and together with the Series 2025A Bonds, the “Bonds”) for the purpose of paying or reimbursing the costs of public improvements for the District, funding reserve funds and paying costs in connection with the issuance of the Bonds. Such resolution will also authorize the execution of all other documents or writings as may be necessary for the issuance of the aforementioned Bonds, including the execution of indentures of trust and other documents and agreements ancillary to the issuance and security of the Bonds. 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.

The Board will also take up such other business as may be before the Board. The meeting is open to the public.

Pursuant to the provisions of the Supplemental Public Securities Act, one or more members of the Board may participate in this meeting and may vote on the foregoing matters through the use of a conference telephone or other telecommunications device.

The agenda for the meeting is attached hereto.

BY ORDER OF THE BOARD OF DIRECTORS:

SOJOURN AT IDLEWILD METROPOLITAN DISTRICT

By: /s/ David Solin, District Manager

Posted on the District’s website not less than 24 hours prior to the meeting.

SOJOURN AT IDLEWILD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
Fax: 303-987-2032
<https://sojourn-idlewildmd.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors (Board):

Paul Malone
John Clayton Iman
Jason Morris
Damien Fatur
Stephanie Ashauer

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary

Term/Expiration:

2025/May 2025
2027/May 2027
2027/May 2025
2027/May 2025
2025/May 2025

DATE: Thursday, May 1, 2025

TIME: 8:30 a.m.

PLACE: Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898

and

Zoom Meeting: The meeting can be joined through the directions below:

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

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
-

II. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
-

- B. Confirm quorum, approve Agenda and confirm location of meetings and posting of notice.
-

- C. Consider Approval of February 6, 2025 Special Minutes (enclosure).
-

III. FINANCIAL MATTERS

- A. Public Hearing on Proposed 2025 Budget.
-

- 1. Public Hearing and Comment Period.
-

- 2. Consider Approval of Resolution 2025-05-01 Amending the 2025 Budget and Appropriate Sums of Money (enclosures).
-

- B. Consider Ratification/Approval of 2022 Audit Exemption (enclosure).
-

- C. Conduct Ratification/Approval of 2023 Audit Exemption (enclosure).
-

- D. Conduct Ratification/Approval of 2024 Audit Exemption (enclosure).
-

IV. LEGAL MATTERS

- A. Update on Emission Reduction Requirements for Lawn and Garden Equipment (enclosure).
-

- B. Consider Approval/Ratification of Trash Services Contract with Ranch Creek Waste LLC (enclosure).
-

- C. Consider Approval/Ratification of Corrected IGA with the Town of Winter Park (enclosure).
-

V. 2025 BOND ISSUANCE

- A. Review and consider adoption of a Resolution authorizing the District to issue general obligation indebtedness in the combined aggregate principal amount not to exceed \$20,000,000 consisting of its General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2025A (the “Series 2025A Bonds”) and its Subordinate General Obligation Limited Tax Bonds, Series 2025B (the “Series 2025B Bonds”, and together with the Series 2025A Bonds, the “Bonds”) for the purpose of paying or reimbursing the costs of public improvements for the District, funding reserve funds and paying costs in connection with the issuance of the Bonds (enclosure).
-

- B. Consider Approval of Engagement of Consultants.
-

1. Engineer – Ranger Engineering.
-

2. External Financial Advisor - MuniCap, Inc.
-

- C. Discuss the status of the 2025 Bond Issuance.
-

VI. OTHER BUSINESS

- A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 3, 2025 – BUDGET HEARING.**