

TRUENORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

121 S. Tejon St., Suite 1100
Colorado Springs, Colorado 80903
719-635-0330
www.truenorthcommonsbid.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: September 19, 2024

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Nzg3ZjM3YTItY2ZkNS00MDkwLTgyNTQtMGUyMDQxN2ZmM2Q1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 715 649 993#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Daniel Schnepf	President	May, 2027
Eric Smith	Secretary	May, 2027
Donald Hunt	Treasurer	May, 2027
Vacant	Director	May, 2025
Vacant	Director	May, 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of minutes from the July 18, 2024 regular Board meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of the following documents for Series 2022B Visitor Center Funds:
 - 1. Proposal between the District and iZone Imaging for signage in the amount of \$8,720.34.
 - 2. Change Order No. 01 proposal between the District and iZone Imaging for signage in the amount of \$8,227.35.

III. FINANCIAL MATTERS

- A. Review and consider acceptance of August 31, 2024 Unaudited Financial Statements (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position (enclosure).
- C. Consider ratification of past claims and approval of current claims (enclosure).
- D. Review and consider approval of requisitions (enclosure).

IV. LEGAL MATTERS

- A. Review and consider approval of Operating Plan (enclosure).
- B. Acknowledge contract tracking logs (enclosure).

V. MANAGER MATTERS

- A. Review and consider authorization of website compliance coordinator to obtain a proposal for remediation services for statutorily required documents and authorize Board member to approve proposal.

VI. DIRECTOR MATTERS

- A. Construction and contract updates.
- B. Update regarding status of proposed Intergovernmental Agreement with AF for Landscape Operation and Maintenance of Visitor Center Property.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled for November 21, 2024 at 9:00 a.m. via video conference (Budget Hearing).