

# TRUENORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

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Colorado Springs, Colorado 80903  
719-635-0330

[www.truenorthcommonsbid.org](http://www.truenorthcommonsbid.org)

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** July 18, 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\\_YTM4NjY2N2QtZGNhMC00MTg4LThkMGUtNzA0MDEyYTdlZTNh%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTM4NjY2N2QtZGNhMC00MTg4LThkMGUtNzA0MDEyYTdlZTNh%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: 382 249 719#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
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 May 16, 2024 regular Board meeting (enclosure).

**II. CONSENT AGENDA**

- A. Ratify approval of the following documents for Series 2022B Visitor Center Funds:
  - 1. Change Order Request No. 015 to Agreement between the District and GE Johnson Construction Company, Inc. for cost study log and contingency log – miscellaneous adds/deducts in the deductive amount of (\$439,802.00).
  - 2. Change Order Request No. 016 to Agreement between the District and GE Johnson Construction Company, Inc. for cost study log / contingency log - April in the deductive amount of (\$253.00).

**III. FINANCIAL MATTERS**

- A. Review and consider acceptance of June 30, 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. Acknowledge contract tracking logs (enclosure).

**V. MANAGER MATTERS**

- A. Discuss statutorily required documents posted on website and consider remediation services.
- B. Delegate website compliance coordinator.

**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 September 19, 2024 at 9:00 a.m. via video conference.**