

TIMNATH RANCH METROPOLITAN DISTRICT NOS. 1 – 4

www.timnathranchmd.live

NOTICE IS HEREBY GIVEN that the Boards of Directors of Timnath Ranch Metropolitan District Nos. 1-4 of the County of Larimer, State of Colorado, will hold a coordinated Regular meeting at the time, date, and location below for the purpose of conducting such business as listed in the attached agenda and such other business as may come before the Boards. The meeting is open to the public.

NOTICE OF COORDINATED REGULAR MEETING AND AGENDA **TIMNATH RANCH METROPOLITAN DISTRICT NO. 1, 3, & 4**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jonathan A. Turner	President & Chairman	May 2025
Martha F. Turner	Vice Chair & Asst. Secretary/Treasurer	May 2025
Christopher J. Frye	Vice Chair & Asst. Secretary/Treasurer	May 2025
Emily Kupec	Vice Chair & Asst. Secretary/Treasurer	May 2023
Andrew M. Krill	Secretary/Treasurer	May 2023

TIMNATH RANCH METROPOLITAN DISTRICT NO. 2

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jonathan A. Turner	President & Chairman	May 2025
Scott Esplin	Vice Chair & Asst. Secretary/Treasurer	May 2025
Jason O'Hara	Vice Chair & Asst. Secretary/Treasurer	May 2025
Dustin Khaffaji	Secretary/Treasurer	May 2023
Andrew M. Krill	Secretary/Treasurer	May 2023

MEETING DATE: November 9, 2022 (Wednesday)

MEETING TIME: 5:30 p.m.

MEETING PLACE: 6000 Summerfields Parkway, Timnath, CO 80547 and MS Teams

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)

<https://tinyurl.com/ywfepc2> (This link can be copied into your web browser)

+1 720-721-3140; Conference ID:938 536 592# (If joining the meeting by phone)

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
- C. Consider Approval of Agenda.
- D. Public Comment on non-agenda items. (Comments limited to three (3) minutes per speaker. Public comments will be limited to 30 minutes).

II. CONSENT AGENDA

- A. Review and Approval of Minutes – November 10, 2021 and May 13, 2022.
- B. Consider Ratification of Claims Presented for Payment.
- C. Ratification of Contracts and Contract Modifications.

III. FINANCIAL ITEMS

- A. Review unaudited Financial Statements for period ending September 30, 2022.
- B. Public Hearing for 2022 Amended Budgets.
- C. Consider Adoption of 2022 Amended Budgets, Approval of Resolution to Adopt Budgets and Appropriate Sums of Money for the District, as needed.
- D. Public Hearing for 2023 Budgets.
- E. Consider Adoption of 2023 Budgets, Approval of Resolution to Adopt Budgets, Certification of Mill Levy and Appropriate Sums of Money for the District.
- F. Review and Consider Approval of 2021 Audit for Timnath Ranch Metropolitan district Nis. 1, 2 & 4.
- G. Consider Ratification of 2021 Audit Exemption for District No. 3.
- H. Consideration and Approval of Resolution Regarding Imposition of Updated District Fees.
- I. Consider Engagement of Auditor for the 2022 Audits.

Managed by: Pinnacle Consulting Group, Inc.
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Phone: 970-669-3611 / FAX: 970-669-3612
Email: TRMDAdmin@PCGI.com

IV. LEGAL ITEMS

- A. Consider Approval of Capital Costs Acceptance and Improvement Acquisition for and Expenses for the Districts.
- B. Review and Consider Approval of a Resolution of the Districts to Reimburse Capital Public Improvement Costs and Expenses and Updates to the District Capital Notes.
- C. Discuss and Consider Authorization of District to enter into Intergovernmental Agreement between the District and the Town regarding Non-Potable Water Service.
- D. Consider Authorization to Update and Amend the Service Plan for the Districts with the Town.
- E. Consideration and Approval of 2023 Annual Administrative Matters Resolution.
- F. Consideration and Approval of 2023 Election Resolution.

V. DISTRICT MANAGEMENT ITEMS

- A. District Manager's Report.
- B. NISP-CLP-480 System Required Easements.
- C. Consider Approval of Amended Fee Resolution and Collection Policy.
- D. Consider Approval of 2023 Operations and Maintenance Service Agreements and Engagement of District Consultants.
 - i. A&B Pool Services
 - ii. Affordable Pest Control (APC)
 - iii. Amans Painting
 - iv. Fiske Electric
 - v. Mill Brothers
 - vi. Pryor Plumbing and Heating
 - vii. Ramey Environmental
 - viii. Star Playgrounds
 - ix. SV Clean
 - x. SWPPP

VI. ITEMS FROM DIRECTORS

VII. DEVELOPMENT UPDATE

VIII. OTHER MATTERS

- IX. EXECUTIVE SESSION**, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.

- X. ADJOURNMENT** Should an individual require accommodation in order to participate at the meeting, the District requests that the individual contact the District's office in advance of the public meeting to provide notice of the requested accommodation.

TIMNATH RANCH METROPOLITAN DISTRICTS NOS. 1-4
By /s/Kieyesia Conaway, Administrator for the District