

# SOUTHWEST TIMNATH METRO DISTRICT

## NOTICE OF COORDINATED SPECIAL MEETING SOUTHWEST TIMNATH METROPOLITAN DISTRICT NOS. 1- 4

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively, the “Boards”) of the Southwest Timnath Metropolitan District Nos. 1-4 (collectively, the “Districts”), of the Town of Timnath and County of Larimer, Colorado, will hold a special meeting and public hearing at the time, date, location and via videoconference information below, at which meeting it is anticipated that the Boards will make a final determination concerning the issuance of general obligation indebtedness pursuant to an authorizing resolution and other documents necessary in connection with the issuance of the Southwest Timnath Metropolitan District No. 4 Limited Tax General Obligation Refunding and Improvement Bonds, Series 2026A and Subordinate Limited Tax General Obligation Bonds, Series 2026B<sub>(2)</sub> in the aggregate principal amount not to exceed \$15,000,000 (the “Bonds”) and for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting, and for the purpose of conducting such other business as may properly come before the Board. Notice of the meeting has been duly posted per §32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. The meeting is open to the public.

Pursuant to the Supplemental Public Securities Act, at least one individual will be physically present at the meeting location; members of the public may also join the meeting through the teleconference information highlighted below. Per the provisions of Section 32-1-903, C.R.S., as amended by HB21-1278, the District may hold meetings of the Board at a physical location or by telephonic, electronic, or virtual means, or a combination of the foregoing.

### BOARDS OF DIRECTORS

#### **BOARD OF DIRECTORS – SWTMD NOS. 1-3**

Dino A. DiTullio, President/Chairperson	Term Expires: May 2029
Michael J. DiTullio, Secretary/Treasurer	Term Expires: May 2029
Ron Mullenbach, Vice Chair, Asst Sec/Tres.	Term Expires: May 2027
Vacancy, Vice Chair, Asst Sec/Tres.	Term Expires: May 2027
Vacancy, Vice Chair, Asst Sec/Tres.	Term Expires: May 2027

#### **BOARD OF DIRECTORS – SWTMD NOS. 4**

Dino A. DiTullio, President/Chairperson	Term Expires: May 2029
Michael J. DiTullio, Secretary/Treasurer	Term Expires: May 2029
Tyler Drage, Vice Chair, Asst Sec/Tres	Term Expires: May 2029
Ron Mullenbach, Vice Chair, Asst Sec/Tres	Term Expires: May 2027
Irvan Christy, Vice Chair, Asst Sec/Tres	Term Expires: May 2027

**Date:** Tuesday, March 24, 2026  
**Time:** 5:30 pm (or as soon thereafter as possible)  
**Place:** South Timnath Metropolitan District Community Center,  
6000 Summerfields Parkway, Timnath, Colorado 80547  
**ZOOM:** Participants are encouraged to participate via ZOOM & Teleconference

Zoom: <https://us06web.zoom.us/j/81185484121?pwd=rQVLPd1aT7gCffN1Hxw6EibkdQy0lM.1>  
Meeting ID: 811 8548 4121  
Passcode: SWTMD

### AGENDA

1. Call Meeting to Order and introductions.
2. Attendance/ Declaration of Quorum /Combined District Meeting’s No. 1 through No. 4 /Meeting Notices & posting’s/Director Qualifications/Director Disclosures/Disclosure Matters/ Oath of office.
3. Consider Approval of Meeting Agenda and Location.
4. Review and Consider Approval of Minutes – November 12, 2025
5. Consider Approval of Audit Exemption Resolution #2 & #3.
6. Financial Report.
  - a. Consider Approval & Ratification of Payables November 2025 – February 2026
7. Legal Matters.
8. Legal Items
  - a. Consider Approval of an Authorizing Resolution of District No. 4 regarding the issuance of General Obligation Debt consisting of its Limited Tax General Obligation Refunding and Improvement Bonds Series 2026A and the

Subordinate Limited Tax General Obligation Bonds, Series 2026B<sub>(2)</sub> collectively, in the aggregate principal amount not to exceed \$15,000,000 (the “2026 Bonds”) including approval of bond/financing issuance parameters and requiring the imposition of ad valorem property taxes for the payment of such Bonds; and including execution, issuance, and delivery of documents necessary to complete the 2026 Bond transaction, including an a Senior and Subordinate Indenture of Trust, a Senior and Subordinate Capital Pledge Agreement, a Continuing Disclosure Agreement, a Bond Purchase Agreement, and related agreements and certificates, making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.

- b. Consider Approval of District No. 2 of a Resolution Authorizing the Issuance of General Obligation Debt consisting of a Senior and Subordinate Capital Pledge Agreement, by and among District No. 2, District No. 3, District No. 4 and the trustee and paying agent for the 2026 Bonds, requiring the imposition of ad valorem property taxes and payment of the same to or at the direction of District No. 4 for application to the payment of the 2026 Bonds and other obligations identified therein, and including execution, issuance, and delivery of documents necessary to complete the 2026 Bond transaction, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.
  - c. Consider Approval of District No. 3 of a Resolution Authorizing the Issuance of General Obligation Debt consisting of a Senior and Subordinate Capital Pledge Agreement, by and among District No. 2, District No. 3, District No. 4 and the trustee and paying agent for the 2026 Bonds, requiring the imposition of ad valorem property taxes and payment of the same to or at the direction of District No. 4 for application to the payment of the 2026 Bonds and other obligations identified therein, and including execution, issuance, and delivery of documents necessary to complete the 2026 Bond transaction, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.
  - d. Consider approval of any amendments necessary to the Improvement Acquisition Agreement, Funding and Reimbursement Agreement for Operations and Maintenance and Advance and Reimbursement Agreement for Capital Costs to reflect the issuance of the 2025 Bonds and related updates to District Promissory Notes.
  - e. Consider approval and ratification of engagement of Bond consultants and financial advisors as necessary to facilitate the issuance of Bonds secured by general obligation pledge of the District.
- 9. District Manager’s Report.
  - 10. Public Comments. Comments limited to three (3) minutes.
  - 11. Any other matters to come before the Board.
  - 12. 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.
  - 13. Adjourn.

**ANNUAL MEETING – July 8, 2026**  
**(Board Members not required to attend)**

**NEXT BOARD MEETING – November 03, 2026, at 5:30 p.m.**  
(Meeting dates subject to change, other dates may be added)  
6000 Summerfields Parkway \* Timnath \* Colorado \* 80547

Such meeting location shall remain applicable for all future meeting until otherwise determined by the Boards.

BY ORDER OF THE BOARDS OF DIRECTORS  
SOUTHWEST TIMNATH METROPOLITAN DISTRICT NO. 1 - 4

By: Guy D. Johnson  
District Manager