

SOUTHWEST TIMNATH METRO DISTRICTS

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

NOTICE IS HEREBY GIVEN that a coordinated special meeting of the Boards of Directors of the Southwest Timnath Metropolitan District No. 1, Southwest Timnath Metropolitan District No. 2, Southwest Timnath Metropolitan District No. 3, Southwest Timnath Metropolitan District No. 4, Larimer County, Colorado, will be held at the South Timnath Metropolitan District Community Center, 6000 Summerfields Parkway, Timnath, Colorado 80547 on **November 09, 2021, at 5:30 pm**. For the purpose of conducting such business as listed in the agenda below and such other business as may come before the boards. 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. Be advised if this in-person meeting must be suspended due to COVID-19 an updated notice will be sent out immediately with Zoom login information and placed on the District website: <https://www.swtmd.com>

BOARD OF DIRECTORS – SWTMD NOS. 1-4

Dino A. DiTullio, President/Chairman	Term Expires: May 2022
Michael J. DiTullio, Secretary/Treasurer	Term Expires: May 2022
Jennifer L. DiTullio, Vice Chair, Asst Sec’y/Tres.	Term Expires: May 2022
Kara L. DiTullio, Vice Chair, Asst Sec’y/Tres.	Term Expires: May 2023
Ron Mullenbach, Vice Chair, Asst Sec’y/Tres.	Term Expires: May 2023

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 Agenda.
4. Consider Approval of Minutes – March 09, 2021
5. Public Comments. Comments are limited to three (3) minutes.
6. Consider Approval of Designated Posting Locations.
7. Consider Approval and Ratification of Pool and District IGAs: including Pool Operations/cost with STMD
8. Consider Approval of Annual Admin Matters, Transparency Notice Updates, and Excl. Workers Comp Insurance.
9. Consider Approval and Ratification of 2022 District Service Agreements:
 - a. Consider Approval and Ratification of District Management Agreement.
 - b. Consider Approval and Ratification of Landscape/Maintenance Agreement.
 - c. Consider Approval and Ratification of Pool Management Agreement.
 - d. Consider Approval and Ratification of Engagement of District Counsel.
 - e. Consider Ratification of appointment of John Cutler & Associates for Annual Audit and audit exemptions.
10. Financial Report.
 - a. Consider Ratification of 2020 Audit/Audit Exemptions and Authorize Preparation of 2021 Audits and/or Audit Exemptions by District Accountant.
 - b. Consider Approval of Payables for March through October 2021.
 - c. Consider Approval and Ratification of Resolutions to Fee Schedule.
 - d. Public Hearing for Amended 2021 Budgets.
 - e. Adoption of the 2021 Amended Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
 - f. Public Hearing for 2022 Budgets.
 - g. Adoption of the 2022 Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
 - h. Consider Approval and Ratification of Updates to Developer Funding Agreements & Promissory Notes.
11. District Legal Counsel Report.
 - a. Consider Approval of Resolution Regarding May 03, 2022, Election.
 - b. Consider of Resolution of Social Media Policy.
12. District Manager’s Report.
13. Any other matters to come before the Boards
14. Adjourn.

NEXT MEETING – March 8, 2022 @ 5:30p.m. & November 8, 2022 5:30p.m.

6000 Summerfields Parkway * Timnath * Colorado * 80547

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

SOUTHWEST TIMNATH METROPOLITAN DISTRICT NOS. 1, 2, 3 and 4.

By: /s/ Guy Johnson, District Manager