

# 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 **Thursday, November 07, 2024, at 5:30 p.m.** The meeting is open to the public. This meeting could change to Zoom if COVID is an issue.

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

Dino A. DiTullio, President/Chairman	Term Expires: May 2025
Michael J. DiTullio, Secretary/Treasurer	Term Expires: May 2025
Ron Mullenbach, Vice Chair, Asst Sec/Tres.	Term Expires: May 2027
Jennifer Kalak, Vice Chair, Asst Sec/Tres.	Term Expires: May 2025
Vacancy, Vice Chair, Asst Sec/Tres.	Term Expires: May 2025

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

Dino A. DiTullio, President/Chairman	Term Expires: May 2025
Michael J. DiTullio, Secretary/Treasurer	Term Expires: May 2025
Tyler Drage, Vice Chair, Asst Sec/Tres	Term Expires: May 2025
Ron Mullenbach, Vice Chair, Asst Sec/Tres	Term Expires: May 2027
Irvan Christy, Vice Chair, Asst Sec/Tres	Term Expires: May 2027

### **AGENDA**

1. Call Meeting to Order and introductions.
2. Attendance/ Declaration of Quorum /Combined District Meeting's No. 1, No. 2 & 3 /Meeting Notices & posting's/Director Qualifications/Director Disclosures/Disclosure Matters/ Oath of office.
3. Consider Approval of Agenda.
4. Consider Approval of the April 22, 2024, Meeting Minutes
5. Public Comments. Comments are limited to three (3) minutes.
6. Consider Approval of Annual Admin Matters, Transparency Notice Updates, Exclusion of Workers Compensation Insurance.
7. Consider Approval and Ratification of 2025 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 Engagement of District Counsel.
  - d. Consider Ratification of appointment of John Cutler & Associates for Annual Audit/Exemptions.
8. Financial Report.
  - a. Consider Approval of 2023 Audits and Authorize Preparation of 2024 Audits/Exemptions by District Accountant.
  - b. Consider Approval of Payables for April 2024 through Oct. 2024.
  - c. Public Hearing for Amended 2024 Budgets.
    - i. Adoption of the 2024 Amended Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies in District No. 1, No.2 and No. 3 and Appropriate Sums of Money:
  - d. Discussion of Increase of Operation and Maintenance Fees for 2025.
  - e. Public Hearing for 2025 Budgets.
    - i. Adoption of the 2025 Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies Districts No.1, No.2 and No.3 along with Commercial Mill Levy and Appropriate Sums of Money.
  - f. Consider Approval and Ratification of Updated Promissory Notes.
9. District Legal Counsel Report.
  - a. Approval of the CORA Resolutions
  - b. May 2025 Election Resolutions
  - c. Community Center/Pool and Park Joint Resolution Agreement
10. District Manager's Report.
11. 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.
12. Any other matters to come before the Boards.
13. Continue/Adjourn

### **2025 MEETING DATES – APRIL 22, 2025 AND NOVEMBER 06, 2025**

**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