SOUTH TIMNATH
METRO DISTRICT

NOTICE OF COORDINATED SPECIAL MEETINGS OF
SOUTH TIMNATH METROPOLITAN DISTRICTS NOS. 1 & 2

NOTICE IS HEREBY GIVEN that the Boards of Directors of South Timnath Metropolitan District No, 1 and No. 2, of the County of Larimer, State of Colorado, will hold a coordinated special meeting at the Community Center of **South Timnath Metropolitan District, 6000 Summerfields Parkway, Timnath, Colorado 80547**, on **November 12, 2025, at 6:30 p.m.** 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.

South Timnath Metro District No.1

Dino A. DiTullio, President & Chairman	Term Expires: May 2029
Michael J. DiTullio, Vice Chair, Sec/Treas.	Term Expires: May 2029
Ron Mullenbach, Vice Chair, Sec/Treas.	Term Expires: May 2029
Vacant, Vice Chair, Sec/Treas.	Term Expires: May 2027
Vacant, Vice Chair, Sec/Treas.	Term Expires: May 2027

South Timnath Metro District No. 2

John Cloudman, President & Chairman	Term Expires: May 2029
Luke Wagner, Vice Chair, Sec/Treas.	Term Expires: May 2027
Dino DiTullio, Vice Chair, Sec/Treas.	Term Expires: May 2029
Benjamin Palmer, Vice Chair, Sec/Treas.	Term Expires: May 2027
Tom Wood, Board Member	Term Expires: May 2029

Agenda

1. Call Meeting to Order and introductions.
2. Attendance/ Declaration of Quorum /Combined District Meeting's No. 1 and No. 2 /Meeting Notices & posting's/Director Qualifications/Director Disclosures/Disclosure Matters/ Oath of office.
3. Consider Approval of Agenda.
4. Consider Approval of Minutes – November 07, 2024
5. Consider Approval and Ratification of Pool and District IGAs: including Pool Operations/costs with SWTMD.
6. Consider Approval of Annual Admin Matters, (Discussion of Officer Seat), Transparency Notice Updates, and Exclusion of Workers Compensation Insurance.
7. Consider Approval and Ratification of 2026 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 Approval and Ratification of Snack Bar Rental Agreement.
   f. Consider Ratification of appointment of Auditors
8. Financial Report.
   a. Consider Approval & Ratification of 2024 Audits, Preparation of 2025 Audits and Exemptions
   b. Consider Approval of Payables for November 2024 through October 2025.
   c. Public Hearing for Amended 2025 Budgets.
      i. Adoption of the 2025 Amended Budgets; Approval of Resolutions to Adopt Budgets; Appropriate Sums of Money.
   d. Public Hearing for 2026 Budgets.
      i. Adoption of the 2026 Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies; Appropriate Sums of Money.
      j. Consider Approval of Resolution to Increase of Operation and Maintenance fees & Update Fee and Fine Schedule.
   f. Consider Approval to Update Promissory Notes
9. District Legal Counsel Report.
   a. Set 2026 Annual Meeting Date pursuant to C.R.S. 32-1-903(6)(a)
   b. Discussion of updated legal Memorandum
10. District Manager's Report.
11. Public Comments. Comments are limited to three (3) minutes.
12. Any other matters to come before the Boards.
13. EXECUTIVE SESSION**,** pursuant to Colorado Open Meeting Law **§**24-6-402(4) If necessary.
14. Adjourn.

2026 Annual Meeting on July 8th, 2026
2026 BOARD MEETINGS are on – March 24th, 2026 and November 3rd, 2026
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
SOUTH TIMNATH METROPOLITAN DISTRICT NO. 1 & NO. 2,
By: Guy D. Johnson, District Manager