

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 12, 2025, at 5:30 p.m. The meeting is open to the public.

BOARD OF DIRECTORS – SWTMD NOS. 1-3

Dino A. DiTullio, President/Chairman	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/Chairman	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

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 STMD.
6. Consider Approval of Annual Admin Matters, 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 Engagement of District Counsel.
 - d. 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 DATE JULY 8th, 2026

2026 MEETING DATES – MARCH 24, 2026 AND NOVEMBER 03, 2026

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