

TIMNATH LAKES METROPOLITAN DISTRICT NO. 1
-STATUTORY ANNUAL MEETING-

141 Union Boulevard, Suite 150
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<https://timnathlakesmetrodistrict1.colorado.gov/>

NOTICE OF STATUTORY ANNUAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Justin Guy Wright	Assistant Secretary	2027/May 2027
VACANT		2029/May 2029
VACANT		2029/May 2029
VACANT		2029/May 2029
VACANT		2027/May 2027
David Solin	Non-Elected Secretary	

DATE: Wednesday, October 15, 2025

TIME: 5:00 p.m.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:
**Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>
Meeting ID: 546 911 9353
Passcode: 912873
Dial In: 1-719-359-4580

I. ANNUAL MEETING ITEMS

A. Confirm posting of Notice of Statutory Annual Meeting and Agenda.

B. Presentation regarding the status of the public infrastructure projects within the District and outstanding bonds.

C. Review unaudited financial statements, including year-to-date revenue and expenditures of the District in relation to its adopted budget, for the calendar year.

D. Public questions.

II. DEVELOPER UPDATE

- A. Status of project and amenities development.
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II. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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III ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Approve agenda, location of the meeting and posting of meeting notices.
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- C. Review and approve the Minutes of the May 15, 2025 Regular Meeting and the July 30, 2025 Statutory Annual Meeting (enclosures).
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- D. Discuss Board vacancies. Consider the appointment of eligible electors, Matt Wasserman, Yuri Zubovski, Kaitlyn Varner, and Mark Velez to fill vacancies on the Board of Directors. Administer Oath of Director.
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- E. Consider appointment of Officers:

President: _____

Treasurer: _____

Secretary: _____

Assistant Secretary: _____

Assistant Secretary: _____

IV. FINANCIAL MATTERS

- A. Review and accept unaudited financial statements (to be distributed).
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- B. Ratify approval of the request for extension of time to file the Audit for 2024.
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- C. Review and approve the 2024 Audit (enclosure), and authorization of execution of Representations Letter.

- D. Consider engagement of outside accountant for preparation of 2025 Audit (to be distributed).

- E. Conduct Public Hearing to consider Amendment to 2025 Budget (if necessary, consider adoption of Resolution No. 2025-11-__, Resolution to Amend the 2025 Budget and Appropriate Expenditures).

- F. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution No. 2025-11-__, Resolution to Adopt the 2026 Budget, Appropriate Sums of Money, and Set Mill Levies, for General Fund ____, Debt Service Fund ____, and Other Fund(s) ____ for a total mill levy of ____ (enclosures – preliminary AV, draft 2026 Budget, and Resolution).

- G. Review and consider approval of Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2026 Accounting Services (to be distributed).

- H. Consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget for October 17th, 2026, at 5:00 p.m., to be held via videoconference.

V. LEGAL MATTERS

- A. Consider adoption of 2026 Annual Administrative Resolution (enclosure).

- B. Discuss status of the Property Inclusion.

- C. Discuss status of Timnath Parkway.

- D. Discuss Water Meter Resolution for Filing 6.

VI. OTHER BUSINESS

- A. _____

VII. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.
- Memo regarding Notice of Legal Services and Fee Summary from Altitude Community Law