

JOHNSTOWN NORTH METROPOLITAN DISTRICT NOS. 1-3

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Scott Dement	President	May 2027
Jeff Breidenbach	Vice President & Asst. Secretary	May 2027
Josh Kane	Treasurer & Secretary	May 2027
Sam Salazar	Asst. Secretary & Asst. Treasurer	May 2029
Vacant	Asst. Secretary & Asst. Treasurer	May 2029

Date: October 22, 2026 (Thursday)

Time: 11:30 A.M.

Place: MS TEAMS & Teleconference

[Join the meeting now](#)

Meeting ID: 243 752 505 148 9; Passcode: Wv7bX22e

Dial in by phone

[+1 720-721-3140,,766424482#](#); Phone conference ID: 766 424 482#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

- A. Approval of Minutes – August 21, 2026, Special Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
- D. Approval of 2027 Meeting Resolution.
- E. Approval of 2027 Election Resolution for District No. 1.
- F. Approval of 2027 Election Resolution for District No. 2.
- G. Approval of 2027 Election Resolution for District No. 3.
- H. Ratification of Engagement of 2025 Auditor.
- I. Ratification of 2025 Audited Financial Statements.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consideration and Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.

- C. Consider Authorization of District Manager to Execute 2027 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2027 Budget.

IV. FINANCIAL ITEMS

- A. Public Hearing Regarding the Proposed 2027 Budgets.
- B. Consider Adoption of 2027 Budget; Consider Approval of Resolution to Adopt Budget; Certify Mill Levies and Appropriate Sums of Money.
- C. Approval of Auditor for Audit of 2026 Financial Statements.

V. LEGAL ITEMS

- A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.
- B. Consideration and Approval of Fourth Amendment to Advance and Reimbursement Agreement between District No. 1 and Centerra Commercial LLC (CCLLC), and in connection therewith, the refunding of the 2026 Note and issuance of a new subordinate promissory note to CCLLC for capital advances.

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

- A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT