

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>
Kim Perry	President & Chairperson	May 2025
Jeff Breidenbach	Vice President & Asst. Secretary	May 2027
Josh Kane	Treasurer & Secretary	May 2027
Sam Salazar	Asst. Secretary & Asst. Treasurer	May 2025
Tim DePeder	Asst. Secretary & Asst. Treasurer	May 2027

Date: October 24, 2024 (Thursday)

Time: 11:30 A.M.

Place: MS TEAMS & Teleconference

[Click here to join the meeting](#)

Meeting ID: 283 849 057 899 Passcode: 5nbRMt

Or call in (audio only)

+1 720-721-3140,,655272751# Phone Conference ID: 655 272 751#

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).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – July 25, 2024, Regular Meeting.
- B. Ratification of Contract Modifications.
- C. Ratification of Payment of Claims.
- D. Review and Consider unaudited Financial Statements for the period ending June 30, 2024.
- E. Approval of 2025 Annual Administrative Matters Resolution.
- F. Approval of 2025 Meeting Resolution.
- G. Approval of 2025 District No. 1 Regular Special District Election Resolution.
- H. Approval of 2025 District No. 2 Regular Special District Election Resolution.
- I. Approval of 2025 District No. 3 Regular Special District Election Resolution.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consideration and Approval of 2025 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. Affordable Pest Control
 - ii. All Sweep
 - iii. DaVinci Signs

- iv. Foothills Landscape Maintenance
 - v. Green Earth Midwest
 - vi. McWhinney Real Estate Services
 - vii. Ramey Environmental Services
 - viii. SWPPP Colorado
- C. Consider Authorization of District Manager to Execute 2025 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget.

IV. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Public Hearing regarding the Proposed Amended 2024 Budgets.
- C. Consider Adoption of Amended 2024 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed 2025 Budgets.
- E. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- F. Approval of Auditor for 2024 audit services.
- G. Discussion of Grease and Wastewater Monthly Maintenance Fee.

V. LEGAL ITEMS

- A. Consideration and Approval of District No. 1 Resolution to Approve an Increase in the Non-Potable Irrigation Water Rate Charged to Property Owners in the District's Service Area.
- B. Consideration and Approval of Resolution Certifying Delinquent Charges Pursuant to Section 32-1-1101(1)(e), C.R.S.
- C. Consideration and Approval of Second Amendment to Advance and Reimbursement Agreement between District No. 1 and Centerra Commercial, LLC, and in connection therewith, the Refunding of a Subordinate Note and Issuance of a new Subordinate Note to secure repayment of capital advances.

VI. DIRECTOR ITEMS

VII. OTHER MATTERS

VIII. 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.

IX. ADJOURNMENT

*****The next Regular Meeting is scheduled for January 23, 2025*****