

**NOTICE OF SPECIAL MEETING OF**  
**SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors (the “**Board**”) of the Serratoga Falls Metropolitan District No. 1 (the “**District**”), located in the Town of Timnath, Larimer County, Colorado, will be held on Thursday, March 30, 2023, at 10:00 a.m. via video conference (Zoom).

To join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join;

Join Zoom Meeting:

<https://us02web.zoom.us/j/86705686719?pwd=U2FNUWVCOUQ2RzJGNVILTjQwK2N2dz09>

To join via mobile phone please dial: 1 (719) 359 4580

**Meeting ID: 867 0568 6719**

**Passcode: 182558**

Andrew Hartsel	President	May 2025
Kenneth Mitchell	Vice President	May 2025
Anthony Vienna	Treasurer	May 2023
Melinda Northrup	Director	May 2025
Vacant	Director	May 2023
Alex Carlson	Secretary	N/A

Posted at one public place within the boundaries of the District and/or on the District’s public website no less than 24 hours prior to the meeting.

**THIS MEETING IS OPEN TO THE PUBLIC**  
**AGENDA**

1. Call to Order
2. Declaration of Quorum/Disclosure of Potential Conflicts of Interest
3. Discuss / Approval of Agenda
4. Administrative Matters
  - a. Review and Consider approval of Minutes from December 13, 2022, Special Meeting.
5. Financial Matters
  - a. Presentation of Unaudited Financial Statements for the Period Ending February 28, 2023
  - b. Consider ratification of payables from December 1, 2022 to February 28, 2023
  - c. Consider approval of updated District insurance rates and coverage
6. Legal Matters
  - a. Review and Consider Approval of an Operations Free Agreement
  - b. Review and Consider Adoption of an Operations Fee Resolution
  - c. Discussion regarding Filing 3 Tap Fee and Water Usage Fee Rates (not for action)
  - d. Discuss and Consider Adoption of 2023 Water Rules and Regulations
  - e. Discuss and Consider Consent to Serratoga Falls Metropolitan District No. 1 (Filing 3) CC&Rs.
  - f. Consider Adoption and Approval of Rules and Regulations regarding Kitchel Lake Filing 3 CC&Rs.
  - g. Discuss and Consider Approval of Amended and Restated Inter-District Intergovernmental Agreement Between Serratoga Falls Metropolitan District No. 1 and No. 3
  - h. Consider Approval and Ratification of Second Amendment to Intergovernmental Agreement Between the Town of Timnath and District 1 and District 3, dated January 24, 2023

- i. Discuss and Consider Engagement of Sherman and Howard as Bond and Special Counsel to the District
  - j. Discuss and Consider Engagement of Tierra Financial Advisors, LLC as municipal advisor to the District
7. District Matters
- a. Review and Consider Approval of the Engagement Agreement with Applegate Group, Inc. for Operations Accounting
  - b. Consider Bid for Pump Monitoring from Quantum Pump and Controls
  - c. Consider Approval of Pumphouse Keypad/Lock Replacement Bid
  - d. Ratification of contract with PVREA, including change order(s) and approval of final payment on the contract.
  - e. Ratification of contract with Mac Electric contract, including change order(s) and approval of final payment on the contract
  - f. Review and Consider Approval of Bid for Landscape Public Improvements from Bath Landscaping or EarthX.
  - g. Review and Consider Approval of maintenance proposal from Bath Landscaping for entryway
8. Developer Update
- a. Review and Consider Ratification of the Coyote Ridge Construction – Owner Change Orders
9. Public Comments
10. Other business to come before the Board.
11. Adjournment

SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1

By: /s/ Alex Carlson  
District Manager