

**NOTICE OF SPECIAL MEETING AND 2024 BUDGET HEARING 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, November 9, 2023, at 10:00 a.m. via teleconference (Zoom).

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

Please click this URL to join;

Join Zoom Meeting:

<https://zoom.us/j/97720061680?pwd=NVFqRlJJEaEs3SVpLWnJOU2R1UGVmZz09>

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

Meeting ID: 977 2006 1680

Passcode: 765891

Andrew Hartsel	President	May 2027
Kenneth Mitchell	Vice President	May 2025
Anthony Vienna	Treasurer	May 2027
Melinda Northrup	Director	May 2025
Eleanor Righeimer	Director	May 2025
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 June 6, 2023 Special Meeting.
5. Financial Matters
 - a. Presentation of Unaudited Financial Statements for the Period Ending September 30, 2023
 - b. Consider ratification of payables through August 31, 2023
 - c. Discuss and consider authorizing District Accountant to prepare 2023 Audit Exemption
 - d. Discuss Authorizing District Accountant to open a ColoTrust Savings Account
 - e. Conduct Public Hearing on 2023 Budget Amendment and consider adoption of Resolution Amending 2023 Budget
 - f. Conduct Public Hearing on 2024 Budget and consider adoption of Resolution Adopting 2024 Budget, Appropriating Sums of Money, and Setting Mill Levies
 - g. Consider acceptance of a cost certification by an independent engineer for cash advances made to the District and expenses incurred by Kitchel Lake F3 Development Corp. (the “Developer”) and Kitchel Lake F3, LLC (“KLF3 LLC”), an affiliate of the Developer
6. Legal Matters
 - a. Consider Amended and Restated Advance, Acquisition and Reimbursement Agreement for Public Improvements – Serratoga Falls Metropolitan District No. 1 by and among the District, KLP, KLF3

LLC and the Developer, including the assignment of reimbursement obligations thereunder to Front Range Securities LLC, an affiliate of the Developer

- b. Consider Operations Funding Agreement by and among the District, KLP, the KLF3 LLC and the Developer
 - c. Consider adoption of a Bond Resolution to issue general obligation limited tax obligations of the District, in the form of General Obligation Limited Tax Bonds, in one or more series (the “Bonds”) to Front Range Securities LLC in an aggregate par amount not to exceed \$25 million
 - d. Consider Engagement of Centennial Consulting Group as District Accountant and Manager
 - e. Ratify filing of the 2022 Annual Report
 - f. Authorize preparation and filing of 2023 Annual Report
 - g. Adoption of Resolution Determining not to Provide Workers’ Compensation Insurance Coverage for Uncompensated Members of the Board
- 7. Developer Update
 - 8. Public Comments
 - 9. Other Business to Come Before the Board
 - 10. Adjournment

SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1

By: /s/ Alex Carlson
District Manager