



SOUTH TIMNATH
METRO DISTRICT

**NOTICE OF COORDINATED SPECIAL MEETINGS OF
SOUTH TIMNATH METROPOLITAN DISTRICTS NOS. 1 & 2**

NOTICE IS HEREBY GIVEN that the Boards of Directors of South Timnath Metropolitan District No, 1 and No. 2, of the County of Larimer, State of Colorado, will hold a coordinated special meeting at the Community Center of **South Timnath Metropolitan District, 6000 Summerfields Parkway, Timnath, Colorado 80547**, on **November 7, 2024, at 6:30 p.m.** For the purpose of conducting such business as listed in the agenda below and such other business as may come before the Boards. Notice of the meeting has been duly posted per §§32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. The meeting is open to the public. Be advised if this in-person meeting must be suspended due to COVID-19 an updated notice will be sent out immediately with Zoom login information and placed on the District website <https://www.southtimnathmetrodistrict.com>.

South Timnath Metro District No.1

Dino A. DiTullio, President & Chairman Term Expires: May 2025
Michael J. DiTullio, Vice Chair, Sec/Treas. Term Expires: May 2025
Jennifer DiTullio, Vice Chair, Sec/Treas. Term Expires: May 2025
Ron Mullenbach, Vice Chair, Sec/Treas. Term Expires: May 2027
Vacant, Vice Chair, Sec/Treas. Term Expires: May 2027

South Timnath Metro District No. 2

John Cloudman, President & Chairman Term Expires: May 2025
Michael Harrington, Vice Chair, Sec/Treas. Term Expires: May 2025
Dino DiTullio, Vice Chair, Sec/Treas. Term Expires: May 2025
Benjamin Palmer, Vice Chair, Sec/Treas. Term Expires: May 2027
Luke Wagner, Vice Chair, Sec/Treas. Term Expires: May 2027

Agenda

1. Call Meeting to Order and introductions.
2. Attendance/ Declaration of Quorum /Combined District Meeting’s No. 1 and No. 2 /Meeting Notices & posting’s/Director Qualifications/Director Disclosures/Disclosure Matters/ Oath of office.
3. Consider Approval of Agenda.
4. Consider Approval of Minutes – April 22, 2024
5. Consider Approval and Ratification of Pool and District IGAs: including Pool Operations/costs with SWTMD.
6. Consider Approval of Annual Admin Matters, Transparency Notice Updates, and Exclusion of Workers Compensation Insurance.
7. Consider Approval and Ratification of 2025 District Service Agreements:
 - a. Consider Approval and Ratification of District Management Agreement.
 - b. Consider Approval and Ratification of Landscape/Maintenance Agreement.
 - c. Consider Approval and Ratification of Pool Management Agreement.
 - d. Consider Approval and Ratification of Engagement of District Counsel.
 - e. Consider Approval and Ratification of Snack Bar Rental Agreement.
 - f. Consider Ratification of appointment of Auditors
8. Financial Report.
 - a. Consider Approval & Ratification of 2023 Audits, Preparation of 2024 Audits and Exemptions
 - b. Consider Approval of Payables for April through October 2024.
 - c. Public Hearing for Amended 2024 Budgets.
 - i. Adoption of the 2024 Amended Budgets; Approval of Resolutions to Adopt Budgets; Appropriate Sums of Money.
 - d. Discussion of Potential Increase in Operation & Maintenance Fees for 2025
 - e. Public Hearing for 2025 Budgets.
 - i. Adoption of the 2025 Budgets; Approval of Resolutions to Adopt Budgets; Certify Mill Levies; Appropriate Sums of Money.
 - f. Consider Approval to Update Promissory Notes
9. Public Comments. Comments are limited to three (3) minutes.
10. District Legal Counsel Report.
 - a. Consider Approval of CORA Resolution
 - b. Consider Approval of 2025 Election Resolution
11. District Manager’s Report.
12. Any other matters to come before the Boards.
13. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.
14. Adjourn.

2025 MEETINGS are on – March 22nd, 2025 and November 6th, 2025

6000 Summerfields Parkway * Timnath * Colorado * 80547

Such meeting location shall remain applicable for all future meeting until otherwise determined by the Boards.

BY ORDER OF THE BOARDS OF DIRECTORS

SOUTH TIMNATH METROPOLITAN DISTRICT NO. 1 & NO. 2,

By: Guy D. Johnson, District Manager