NOTICE OF ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF
SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1

NOTICE IS HEREBY GIVEN that an annual 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 Monday, November 16, 2026 at 5:00 p.m. via teleconference (Zoom). Any member of the public may attend by computer or phone by accessing the Zoom details below. This meeting of the Board is an annual meeting as required by 32-1-903(6)(a), C.R.S.

To join from a PC, Mac, iPad, iPhone or Android device:
Please click this URL to join;
Join Zoom
https://us02web.zoom.us/j/82292234628?pwd=4K5guEaisyJPbQ63F9XFTj6wt3rH6P.1
To join via mobile phone please dial: +1 **(719) 359-4580**
Meeting ID: 822 9223 4628
Passcode: 175462

Kenneth Mitchell	President	May 2029
Naveed Rizvi	Vice President	May 2029
Tom Boudreau	Treasurer	May 2027
Eleanor Righeimer	Director	May 2029
Anthony Vienna	Director	May 2027
Theresa Martinson	Secretary of Record	

I. ANNUAL MEETING ITEMS

A. Confirm posting of Notice of Annual Meeting.

B. Presentation regarding the status of the public infrastructure projects within the District and outstanding bonds.

C. Review unaudited financial statements, including year-to-date revenue and expenditures of the District in relation it its adopted budget for 2026.

D. Discuss May 4, 2027 Regular Director Election (Self-Nomination forms are due no earlier than January 1, 2027, and not lager than February 26, 2027).

E. Public comment. The Board may determine how much time is reserved for questions and for each individual speaker.

II. ADJOURNMENT

This meeting is open to the public. No action will be taken.

Serratoga Falls District 1 Debt Summary

Senior General Obligation Limited Tax Bond Series 2023A

- Issued 12/20/2023 in the amount of $14,567,000. This bond matures on 12/1/2063 and bears an interest rate of 7.500%. This bond is a cash flow bond, which means payments are made as funds become available. The debt is serviced with revenue generated through the required debt service mill levy. Due to the cash flow nature of these bonds, an amortization schedule is not attached.

Subordinate General Obligation Limited Tax (Tax Convertible To Tax-Exempt) Bond Series 2023B

- Issued 12/20/2023, the subordinate series 2023B bond has a maximum aggregate par amount authorized of $8,755,000. The district has drawn on $7,016,663 of the total par amount. This bond matures on 12/1/2063 and bears an interest rate of 7.57%. This bond is a cash flow bond, which means payments are made as funds become available. The debt is serviced with subordinate revenue generated through the required debt service mill levy. Due to the cash flow nature of these bonds, an amortization schedule is not attached.