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 Tuesday, November 16, 2026 at 5:15 p.m. or, directly after the conclusion of the District's annual meeting, 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/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
Thomas Boudreau	Treasurer	May 2027
Eleanor Righeimer	Director	May 2029
Anthony Vienna	Director	May 2027
Theresa Martinson	Secretary – District Manager	

AGENDA

1. Call to Order

2. Declaration of Quorum/Disclosure of Potential Conflicts of Interest

3. Discuss / Approval of Agenda

4. Administrative Matters
    a. Discuss and Consider approval of Minutes from September 8, 2026 Special Meeting
    b. Discuss Director Compensation

5. Financial Matters
    a. Consider approval of unaudited Financial Statements for the Period Ending (September 30, 2026 or October 31, 2026)
    b. Consider ratification of Claims through October 31, 2026
    c. Conduct Public Hearing on 2026 Budget Amendment and consider adoption of Resolution Amending 2026 Budget
    d. Conduct Public Hearing on 2027 Budget and consider adoption of Resolution Adopting 2027 Budget, Appropriating Sums of Money, and Setting Mill Levies
    e. Discuss moving funds to a Cash Management Program and consider adoption of CSAFE Model Resolution to participate in the Colorado Surplus Asset Fund Trust.

6. Legal Matters
    a. Consider Adoption of Resolution Calling Election May 4, 2027
    b. Consider Adoption of Amended and Restated CORA Policy Resolution.
    c. Discussion of Director Compensation
    d. Approve waiver of Workers' Compensation Insurance for Uncompensated Members of the Board of the Directors or Discuss and Approve Workers' Compensation Policy.
    e. Authorize the binding of general liability and property insurance for 2027 through the CSD Pool
    f. Ratify filing of 2025 Annual Report and authorize the filing of 2026 Annual Report

7. District Matters
    a. Discuss and consider authorizing Vice President Rizvi to act on behalf of the District and execute agreements and correspondence with the developer and the Town of Timnath regarding native grass establishment funding, landscape maintenance, and acceptance of the Filing 3 landscaping, subject to review by District legal counsel.
    b. Consider annual engagement of District Management and Accounting.
    c. Discuss and consider water management.
    d. Discuss and Consider Snow Removal Contract from BATH for Oct 2026 – May 2027.
    e. Discuss and Consider Landscaping Maintenance Proposal for 2027

8. Developer Update
    a. Community Pool and Clubhouse
    b. Water / Pumphouse / Pump Update

9. Public Comments

10. Other Business to Come Before the Board

11. Adjournment

This meeting is open to the public.

SERRATOGA FALLS METROPOLITAN DISTRICT NO. 1

By: */s/ Theresa Martinson*
District Manager