

**NOTICE AND AGENDA
COMBINED JOINT REGULAR MEETING
OF THE BOARDS OF DIRECTORS OF THE
LADERA METROPOLITAN DISTRICT NOS. 1 & 2 and
LADERA BUSINESS IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Boards of Directors of LADERA METROPOLITAN DISTRICT NOS. 1 & 2 and LADERA BUSINESS IMPROVEMENT DISTRICT, Town of Timnath, Larimer County, Colorado, will hold a regular meeting at 1:30 p.m., or as soon thereafter as possible, on November 13, 2025 via video conference for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Boards. Notice of the meeting has been duly posted per Sections 32-1-903(1)-(2) and 24-6-402(2)(c), C.R.S., and SB21-212. The meeting is open to the public. This meeting may be joined through the directions below:

Date: November 13, 2025

Time: 1:30 p.m.

Video:

<https://spencerfane.zoomgov.com/j/1619420283?pwd=vHeGtv9rnmHd4ga9b8qAJj5xiAq8bz.1>

Call-In Number: 833-435-1820

Meeting ID: 161 942 0283

Passcode: 634648

AGENDA

BOARDS OF DIRECTORS

Grant Nelson, President, (2025-2029)

Sheri Welch, Treasurer, (2025-2029)

Tony Connell, Secretary, (2025-2029)

Vacant, (2023-2027)

Vacant, (2023-2027)

1. Call to Order
2. Consider Approval of the Agenda and Meeting Location
3. Disclosure of Potential Conflicts of Interest
4. Public Comment (limited to 3 minutes per person)
5. Consider for Approval Minutes of the October 9, 2025, Joint Regular Meeting
6. Financial Items
 - a. Consider Ratification and Approval of Payments of Claims

- b. Consider Acceptance of Financial Statements
- 7. 2025 Budget Amendments, if necessary
 - a. Conduct Public Hearings on 2025 Budget Amendment
 - b. Review and Consider Approval of Resolutions to Amend 2025 Budgets
- 8. 2026 Budgets
 - a. Conduct Public Hearings on 2026 Budgets
 - b. Review and Consider for Approval Proposed 2026 Budgets, Approve the Appropriation of Funds and Authorize Tax Levies to be Certified by the Districts for Collection in 2026
- 9. Attorney Items
 - a. Review and Consider Approval of Resolution Providing for Exclusion from Worker's Compensation Coverage
 - b. Review and Consider Approval of 2026 Annual Administrative Matters Resolution
 - c. Spencer Fane LLP Updated Standard Terms and Conditions for Legal Services Engagement
 - d. Discuss 2026 Annual Meeting Date, if needed (*only required if residential units in 2026*)
 - e. Consider Ratification of Past Actions
- 10. Director Items
- 11. Other Business
- 12. Continuation/Adjournment

The next regular meeting is scheduled for 1:30 p.m. on Thursday, December 11, 2025