

**NOTICE OF REGULAR MEETING AND
NOTICE OF FINAL DETERMINATION TO ISSUE INBEPTEDNESS
LADERA METROPOLITAN DISTRICT NOS. 1 & 2
LADERA BUSINESS IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Boards of Directors of the LADERA METROPOLITAN DISTRICT NOS. 1 & 2 and LADERA BUSINESS IMPROVEMENT DISTRICT, (collectively, the “Boards”) of the Town of Timnath, Larimer County, Colorado, will hold a regular meeting at 1:30 p.m. on Thursday, July 10, 2025, to be held via telephonic and videoconference means as well as in person at 7785 Highland Meadows Parkway #100, Fort Collins, Colorado 80528. Members of the public are encouraged to participate by teleconference or videoconference as outlined below. You can access the meeting via telephone by dialing 833-435-1820 and entering the following Phone Conference ID: 161 942 0283. The Passcode is 634648.

You can access the meeting via Zoom, linked here:

<https://spencerfane.zoomgov.com/j/1619420283?pwd=vHeGtv9rnmHd4ga9b8qAj5xiAq8bz.1>

At such meeting, it is anticipated that Ladera Business Improvement District (the “District”) will make a final determination to issue general obligation and special revenue indebtedness. Specifically, the Board of Directors of the District (the “Board”) will consider the adoption of a resolution authorizing the issuance of Limited Tax General Obligation and Special Revenue Senior Bonds, Series 2025A, in a maximum aggregate principal amount not to exceed \$25,000,000 (“Series 2025A Bonds”), and Limited Tax General Obligation and Special Revenue Subordinate Bonds, Series 2025B, in a maximum aggregate principal amount not to exceed \$8,000,000 (“Series 2025B Bonds, and together with the Series 2025A Bonds, the “Bonds”), for the purposes of, among other things, paying or reimbursing project costs and costs of issuance of the Bonds and funding capitalized interest and a surplus fund for the Series 2025A Bonds. The Board will also consider such other matters as may be necessary or appropriate in connection with the issuance of the Bonds by the District and for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting, and for the purpose of conducting such other business as may property come before the Board. Pursuant to the Supplemental Public Securities Act, no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the authorization or issuance of such bonds may be commenced more than thirty days after the authorization of such Bonds pursuant to the aforementioned resolution.

Pursuant to the provisions of the Supplemental Public Securities Act, one or more members of the Board may participate in this meeting and may vote on the foregoing matters through the use of a conference telephone or other telecommunications device.

The meeting is open to the public.

BY ORDER OF THE BOARDS OF DIRECTORS:

LADERA METROPOLITAN DISTRICT NOS. 1 & 2
LADERA BUSINESS IMPROVEMENT DISTRICT
By: */s/Grant Nelson*, President

Date: July 10, 2025
Time: 1:30 p.m.
Location: 7785 Highland Meadows Parkway #100, Fort Collins, Colorado 80528
Video Link: [Zoom Meeting Link](#)
Call-In Number: 833-435-1820
Meeting ID: 161 942 0283
Passcode: 634648

AGENDA

BOARD 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 April 10, 2025, Joint Special Meeting
6. Financial Items
 - a. Consider Ratification and Approval of Payments of Claims
 - b. Consider Acceptance of Financial Statements
7. Bond Items
 - a. Consider for approval by Ladera Business Improvement District of the (i) Limited Tax General Obligation and Special Revenue Senior Bonds, Series 2025A, in a maximum aggregate principal amount not to exceed \$25,000,000; and (ii) Limited Tax General Obligation and Special Revenue Subordinate Bonds, Series 2025B, in a maximum aggregate principal amount not to exceed \$8,000,000 (collectively, the “Bonds”).
 - b. Discussion and possible action of Ladera Business Improvement District to make a final determination to issue certain general obligation and special revenue indebtedness through the issue of the Bonds by the Adoption of a Parameters Resolution and other documents.

- c. Such other matters as may be necessary or appropriate in connection with the bond issuance.
 - d. Identify and authorize a District Representative to approve and execute documents and other items related to the proposed issuance of the Bonds.
 - e. Consider for approval the proposed Post Issuance Tax Compliance Policy related to the proposed bond issuance and identify a responsible person.
 - f. Ratify Approval of Piper Sandler & Co. Engagement Letter.
 - g. Ratify Approval of Greenberg Traurig Engagement Letter.
 - h. Ratify Approval of Causey Public Finance, LLC Engagement Letter Pertaining to Preparation of Financial Forecast.
 - i. Ratify Approval of Economic and Planning Systems, Inc. to perform a market study.
8. Attorney Items
- a. Consider Approval of Non-Potable Water Rights Acquisition Agreement with CWH Properties LLC
9. Director Items
10. Other Business
11. Continuation/Adjournment

Dated this 7th day of July 2025