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 (collectively, the "Boards"), will hold a regular meeting at 1:30 p.m., or as soon thereafter as possible, on November 12, 2026 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 12, 2026
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 8, 2026, Joint Meeting

6. Financial Items
   a. Consider Ratification and Approval of Payments of Claims

b. Consider Acceptance of Financial Statements
c. MD Nos. 1 & 2 - Review and Consider Ratification of 2025 Audit Exemptions

7. 2026 Budget Amendments, if necessary
   a. Conduct Public Hearings on 2026 Budget Amendments
   b. Review and Consider Approval of Resolutions to Amend 2026 Budgets

8. 2027 Budgets
   a. Conduct Public Hearings on 2027 Budgets
   b. Review and Consider for Approval Proposed 2027 Budgets, Approve the Appropriation of Funds and Authorize Tax Levies to be Certified by the Districts for Collection in 2027

9. Attorney Items
   a. Discuss Worker's Compensation Insurance Coverage
   b. Review and Consider Approval of 2027 Annual Administrative Matters Resolutions
   c. Discuss 2027 Annual Meeting Date, if needed *(only required if residential units in 2027)*
   d. Review and Consider Approval of May 2027 Election Resolutions
   e. Review and Consider Ratification of Public Improvement and Utility Easement Agreement
   f. Consider Ratification of Past Actions

10. Director Items
    a. Discuss and Consider Approval of District Accountant Transition to CliftonLarsonAllen LLP

11. Other Business

12. Continuation/Adjournment

The next regular meeting is scheduled for 1:30 p.m. on Thursday, December 10, 2026