

NOTICE OF COORDINATED SPECIAL MEETING OF

GRANARY METROPOLITAN DISTRICT NOS. 1-9

NOTICE IS HEREBY GIVEN that a special coordinated meeting of the Board of Directors (the “Board”) of the Granary Metropolitan District Nos. 1-9 (the “Districts”), located in the Town of Johnstown, Weld County, Colorado, will be held on:

Date: December 2, 2024

Time: 1:00 PM

Location: 748 Whalers Way, Suite D1, Fort Collins, Colorado 80525 and via teleconference:

<https://us06web.zoom.us/j/83535089592?pwd=Kjc5aJRQcdDfMZ47SRXHLN49iyIz8c.1>

Meeting ID: 835 3508 9592

Passcode: 557846

Call: 7207072699

Boards of Directors:

Patrick McMeekin

Landon Hoover

Jason Stansberry

Kara Hoover

Mike Welty

Office:

President

Secretary

Treasurer

Assistant Secretary

Assistant Secretary

Term Expires:

May 2027

May 2027

May 2025

May 2025

May 2027

Agenda

- 1) Call to Order
- 2) Declaration of Quorum/ Disclosure of Potential Conflicts of Interest
- 3) Approval of Agenda
- 4) Public Comment: Comments are Limited to Three (3) Minutes per Person.
- 5) Consent Agenda
 - a) Ratification of 2023 Audit for District 4
 - b) Approval of Minutes of the Special Meetings held July 23, 2024 and November 8, 2024
 - c) Consider Approval of Joint Amended and Restated Public Records Request Policy (enclosure)
 - d) Ratification of Proposals for Renewal of General Liability Schedule and Limits, and Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Payment of Agency Fees (enclosures)
 - e) Consider Ratification of Exclusion from Workers’ Compensation Coverage with Colorado Special Districts Property and Liability Pool
 - f) Approval of Engagement Letter with Ballard Spahr for Bond Counsel Services (enclosure)
 - g) Approval of Bond Fee Disclosure Letter with White Bear Ankele Tanaka & Waldron (enclosure)
 - h) Approval of Engagement Letter with Piper Sandler for Underwriter /Placement Agent Services (enclosure)
 - i) Approval of Engagement Letter with Sherman & Howard for Disclosure Counsel Services (enclosure)
 - j) Approval of Addendum to Advance HOA Contract to add Assessment Collection Services



- 6) Financial Matters
 - a) Consider Approval/Ratification of Payables
 - b) Consider Approval of Unaudited Financial Statements for period ending October 31, 2024
 - c) Consider Approval of 2024 Audit Engagement with Fiscal Focus Partners, LLC for Districts Nos. 1, 4, & 9
 - d) Conduct Public Hearing on 2024 Budgets Amendments
 - i) Consider Adoption of Resolutions Amending 2024 Budgets (Nos. 1, 2, 4 & 9) (enclosures)
 - e) Conduct Public Hearing on 2025 Budgets
 - i) Consider Adoption of Resolution Adopting 2025 Budgets, Imposing Mill Levy and Appropriating Funds (enclosures)
- 7) Legal Matters
 - a) Consider Approval of Independent Contractor Agreement with The Connexion Group (enclosure)
 - b) Discuss Plan for conveyance to District No. 1 of Tracts B, D, E, and potential access easement for Tract F
 - c) Consider Ratification of Intergovernmental Agreement with Town of Johnstown Regarding Special Improvement Districts Nos. 1, & 3-9 (enclosures)
 - d) Consider Approval of 2025 Annual Administrative Matters Resolution (enclosure)
 - i) March 18th, July 15th, September 16th, and November 18th, 2025, at 2:00 p.m.
 - e) Consider Approval of Infrastructure Acquisition and Reimbursement Agreement with Granary Development II, LLC (enclosure)
 - f) Consider Approval of Funding and Reimbursement Agreement (Operations and Maintenance) and Assessment of Rights to Reimbursement for Previous Advances with Granary Development II, LLC
 - g) Consider Termination of Funding and Reimbursement Agreement (Operations and Maintenance) with Granary Development II, LLC (enclosure)
 - h) Discuss and Consider Adoption of Joint Resolutions Calling May 2025 Election (enclosures)
- 8) Bond Matters
 - a) District No. 9 Consider Adoption of Resolution Creating the Special Improvement District No. 1 (enclosure)
 - b) District No. 9 Consider Adoption of Assessment Resolution for Special Assessment District No. 1 (enclosure)
 - c) District No. 9 Consider Adoption of 2024 Bond Resolution authorizing the issuance of the District No. 9's Special Assessment Bonds, Series 2024 in an estimated aggregate principal amount of up to \$26,500,000, approving, ratifying, and confirming the execution of certain related agreements and documents, making determinations and findings as to other matters related to such financing transaction; authorizing incidental actions; and repealing prior inconsistent actions (enclosure)
- 9) Construction Matters
- 10) Other Business
- 11) Adjournment



The next Regular Meeting of the Board of Directors is scheduled for:

Advance HOA Management, Inc.
P.O. Box 370390
Denver, CO 80237
clientservices@advancehoa.com



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Fax: 303-495-5895
www.advancehoa.com