

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: February 25, 2025

Time: 2:00 PM

Location: Via teleconference:

<https://advancehoa.zoom.us/j/83839069109>

Meeting ID: 838 3906 9109

Call: 719-359-4580

Boards of Directors:

Patrick McMeekin
Landon Hoover
Jason Stansberry
VACANT
Mike Welty

Office:

President
Secretary
Treasurer

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) Approval of Minutes of the Special Meetings held December 2, 2024
 - b) Approval of Bath Landscaping 2025 Landscaping Contract
 - c) Ratification of GLH Change Order #1 and #2 (Filing 3 Improvements) (District No. 9)
 - d) Ratification of Agreement with CTL Thompson (Materials Testing, etc.) (District No. 9)
 - e) Ratification of Agreement with Galloway & Company (Construction Administration Filing 3) (District No. 9)
 - f) Ratification of Termination of Agreement with IDES (District Oversight Services) (District No. 4)
 - g) Ratification of Engagement Letter with Fiscal Focus Partners LLC for District 1 Audit Exemption
- 6) Financial Matters
 - a) Consider Approval/Ratification of Payables
 - b) Consider Approval/Ratification of District 9 Project Fund Requisition 1 & 2
 - c) Consider Approval of Unaudited Year End Financial Statements for period ending December 31, 2024
 - d) Consider Approval of Unaudited Financial Statements for period ending January 31, 2025
 - e) Consider Approval of Audit Exemptions for District Nos. 2, 3, 5, 6, 7, and 8



- 7) Legal Matters
 - a) Consider Approval of Amended and Restated Infrastructure Acquisition and Reimbursement Agreement with Granary Development II, LLC (District Nos. 1 and 9)
 - b) Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #14) (District No. 1) (Filing 1)
 - c) Consider Approval of Agreement with RVi Planning + Landscape Architecture (District No. 9) (Pool and Clubhouse)
 - d) Consider Acceptance of Special Warranty Deed for Filing 1 Outlots A-E (District No. 1)
 - e) Consider Approval of Maintenance Easement Agreement for Filing 1 Outlot F (District No. 1)
 - f) Consider Approval of First Addendum to Agreement with The Connexion Group
- 8) Management Matters
 - a) Management Report
- 9) Construction Matters
 - a) Discuss and Consider Award of Construction Contract for Filing 3 Landscaping
 - b) Discuss and Consider Award of Construction Contract for Outlot G Pool & Park
 - c) Consider Delegation of Authority to Approve Change Orders Regarding Construction Contract with GLH Construction (District No. 9)
 - d) Discuss Status and Condition of Filing 1 Outlots A and C (District Nos. 1 and 4)
- 10) Other Business
- 11) Adjournment

The next Regular Meeting of the Board of Directors is scheduled for:
March 18, 2025

