

**NOTICE OF JOINT SPECIAL MEETING & AGENDA
RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-8**

December 5, 2024 at 8:30 a.m.

via teleconference

This meeting will be held in person and via teleconferencing and can be joined through the directions below:

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

<https://us02web.zoom.us/j/7636703470>

Meeting ID: 763 670 3470

To Join by phone:

Call In: 1 720 707 2699

Meeting ID: 763 670 3470

Participant Code: press #

Mark Hunter, President	May 2025
Jesse Jenner, Treasurer	May 2025
Ryan Schaefer, Secretary	May 2025
Amanda Baker, Assistant Secretary	May 2027
Al Schlosser, Assistant Secretary	May 2027

1. ADMINISTRATIVE MATTERS

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

2. PUBLIC COMMENT

3. CONSENT AGENDA (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.)

- a. Approval of Claims as of December 5, 2024 (to be distributed).
- b. Approval of Proposal for Special Assessment Roll Management with Blackwood Advisors, LLC for Assessment Tracking Services (enclosure).
- c. Approval of Engagement Letter with Ballard Spahr for Bond Counsel Services (enclosure).
- d. Approval of Bond Fee Disclosure Letter with White Bear Ankele Tanaka & Waldron (enclosure).
- e. Approval of Engagement Letter with Sherman & Howard for Disclosure Counsel Services (enclosure).
- f. Approval of Engagement Letter with D.A. Davidson for Underwriter Services (enclosure).

4. FINANCIAL MATTERS

- a. Review District No. 8 Special Improvement District No. 1 Benefits Report (enclosure).
- b. Other.

5. LEGAL MATTERS

- a. District Nos. 1 & 7 Joint Resolution Revising Previous Cost Acceptance Resolutions (Cost Certification No. 9 and Portions of Cost Certification No. 11) (enclosure).
- b. District Nos. 1 & 8 Joint Resolution Accepting Costs (Cost Certification No. 9 and Portions of Cost Certification No. 11) (enclosure).
- c. Consider Approval of District No. 1 & 8 Infrastructure Acquisition Agreement with J-25 Land Holdings (enclosure).
- d. Consider Approval of District No. 1 & 8 Infrastructure Acquisition Agreement with Ridge II Holdco (enclosure).
- e. Consider Ratification of Intergovernmental Agreement with Town of Johnstown Regarding Special Improvement Districts Nos. 1-8 (enclosure).

6. BOND MATTERS

- a) District No. 8 Consider Adoption of Resolution Creating the Special Improvement District No. 1 (enclosures).
- b) District No. 8 Consider Adoption of Assessment Resolution for Special Assessment District No. 1 (enclosure).
- c) District No. 8 Consider Adoption of 2024 Bond Resolution authorizing the issuance of the District No. 8's Special Assessment Bonds, Series 2024 in an estimated aggregate principal amount of up to \$21,000,000, 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 (enclosures).

7. OTHER BUSINESS

8. ADJOURN