

NOTICE OF JOINT REGULAR MEETING & AGENDA
RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1, 2, 4, 5, 7 & 8

October 28, 2026 at 11:30 a.m.
via teleconference

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

Join Zoom Meeting
<https://zoom.us/j/87993064592>
Meeting ID: 879 9306 4592
One tap mobile
+17193594580,,87993064592#

Boards of Directors:

Mark Hunter, President	May 2029
Jesse Jenner, Treasurer	May 2029
Ryan Schaefer, Secretary	May 2027
Amanda Baker, Assistant Secretary	May 2027
Al Schlosser, Assistant Secretary	May 2029

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

- a. Approval of Minutes for April 23, 2026 Special Meeting (enclosure).
- b. Ratification of Claims (enclosure).
- c. Appointment of District Accountant to Prepare Applications for Exemption from Audits for 2026 (District Nos. 2 ,4 and 5).
- d. Ratification of Amendment to Development Agreement (North Ridge Filing No. 1) – ROW Landscape Maintenance (District No. 1) (enclosure).
- e. Ratification of Public Improvement Maintenance Agreement for Outlot A and Easement Areas in North Ridge Subdivision Filing No. 2 with Ridge II Holdco, LLC (District No. 1) (enclosure).

4. FINANCIAL MATTERS

- a. Review and Consider Acceptance of Unaudited Financial Statements (enclosures).
- b. Conduct Public Hearing to Consider Amendment of the 2025 Budget.
 - i. Consider Adoption of Second Amendment to the 2025 Budget Resolution (District No. 1) (enclosure).
- c. Conduct Public Hearings to Consider Amendment of the 2026 Budgets.
 - i. Consider Adoption of Resolution to Amend the 2026 Budget (enclosure).
- d. Conduct Public Hearings on the Proposed 2027 Budgets (enclosures).
 - i. Consider Adoption of Resolutions to Adopt the 2027 Budget and Appropriate Sums of Money (enclosures).

- e. Review and approve CliftonLarsonAllen LLP Statement of Work (enclosures).
 - i. Acknowledge Cash Access and Internal Controls Memo (enclosure).
- f. Consider Approval of Fourth Amendment to Funding and Reimbursement Agreement with J-25 Land Holdings, LLC (District No. 1) (enclosure).

5. LEGAL MATTERS

- a. Consider Adoption of 2027 Annual Administrative Resolution (enclosure).
 - i. Fourth Wednesday of March, 2027 at 1:30 p.m. and the fourth Wednesday of October, 2027 at 11:30 a.m.
 - ii. Annual Meeting on Fourth Wednesday of March, 2027 at 1:30 p.m.
- b. Consider Adoption of Joint Resolution Calling May 4, 2027 Election (enclosure).
- c. Discuss and Consider Adoption of Resolution Regarding Infrastructure Acquisition Pursuant to Infrastructure Acquisition and Project Fund Disbursement Agreement (District No. 1) (enclosure).
- d. Consider Approval of Engagement Letters from WBA PC for General Counsel Services (enclosures).

6. MANAGEMENT MATTERS

- a. Review Memo from Public Alliance LLC regarding Rates for Management Services (enclosure).
- b. Discuss Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage.
- c. Review and Consider Proposal from Mill Brothers for Landscape Maintenance (enclosure).

7. OTHER BUSINESS

8. ADJOURN