

NOTICE OF REGULAR MEETING & AGENDA
RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NO. 3

October 28, 2026 at 5:30 p.m.
via teleconference

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

<https://zoom.us/j/87993064592>

Dial-in: 719-359-4580

Meeting ID: 879 9306 4592

Board of Directors:

Sheldon Ehlers, President
Austin Andrus, Treasurer/Secretary
Briana Young, Assistant Secretary
Joe Perez, Assistant Secretary
VACANT

Term Expires:

May 2029
May 2029
May 2029
May 2027
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

- a. Members of the public may express their view to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes.

3. CONSENT AGENDA

- a. Approval of Minutes from March 25, 2026 Annual and Regular Meetings and May 13, 2026 Study Session (enclosures).
- b. Acknowledge Resignation of Director Leslie Beaudoin.
- c. Ratification of 2025 Audit (enclosure)

4. LEGAL MATTERS

- a. Consider Adoption of 2027 Annual Administrative Resolution (enclosure).
 1. Fourth Wednesday of March and October, 2027 at 5:30 p.m.
- b. Consider Adoption of Resolution Calling May 4, 2027 Election (enclosure).
- c. Consider Approval of Engagement Letter from WBA PC for General Counsel Services (enclosure).

5. FINANCIAL MATTERS

- a. Conduct Public Hearing on Amendment to 2026 Budget and Consider Adoption of Resolution to Amend the 2026 Budget and Appropriate Expenditures (if necessary).
- b. Conduct Public Hearing on Proposed 2027 Budget and Consider Adoption of

Resolution to Adopt the 2027 Budget, Appropriate Sums of Money, and Set Mill Levies (enclosure).

- c. Discuss Refunding Summaries from D.A. Davidson & Co. and Piper Sandler & Co. (to be distributed).
- d. Review and Consider Approval 2027 Statement of Work by CliftonLarsonAllen LLP for Accounting and Advisory Services (to be distributed).
- e. Review Schedule of Cash Position (enclosure).

6. MANAGEMENT MATTERS

- a. Review and Acknowledge 2027 Landscaping Proposal from Mill Brothers Landscaping (enclosures).
- b. Review and Acknowledge Increase of Public Alliance LLC Rates for District Management Services (enclosure).

7. OTHER BUSINESS

8. ADJOURN