TIMNATH RANCH METROPOLITAN DISTRICT NOS. 1-4

NOTICE OF REGULAR MEETING AND AGENDA

TIMNATH RANCH METROPOLITAN DISTRICT NOS. 1, 3, & 4

Board Of Directors	Office	Term Expiration
Jonathan A. Turner	President & Chairperson	May 2029
Christopher J. Frye	Secretary	May 2029
Emily Kupec	Treasurer	May 2027
Vacant		May 2027
Vacant		May 2029

TIMNATH RANCH METROPOLITAN DISTRICT NO. 2

Board Of Directors	Office	Term Expiration
Jonathan A. Turner	President & Chairperson	May 2029
Jason O'Hara	Vice Chairs & Asst. Secretary/Treasurer	May 2029
Dustin Khaffaji	Vice Chairs & Asst. Secretary/Treasurer	May 2027
Vacant		May 2027
Vacant		May 2029

Date: November 11, 2026 (Wednesday)
Time: 5:30 p.m., or as soon thereafter as possible
Place: MS Teams & Teleconference

Join the meeting now
Meeting ID: 237 192 008 014 8; Passcode: Dm9yW6uA
Dial in by phone
+1 720-721-3140,,50511154#; Phone conference ID: 505 111 54#

I. ADMINISTRATIVE ITEMS

A. Call to Order.
B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
C. Consider Approval of Agenda.
D. Consider Appointment of Directors and Election of Officers.
E. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

A. A. Consider Approval of Minutes – November 5, 2025, Regular Meeting and July 30, 2026, Annual Community Meeting.
B. Ratification of Payment of Claims.

C. Review Unaudited Financial Statements for the period ending June 30, 2026.
D. Ratification of Contract Modifications.
    a. WO 2026-01 AB Pools Inc.
    b. WO 2026-02 AB Pools Inc.
    c. WO 2026-01 Affordable Pest Control Inc.
    d. MSA and WO 2026-01 Commercial Access Systems
    e. WO 2026-01 Fetch Poop Inc.
    f. WO 2026-01 Fiske Electric Inc.
    g. WO 2026-01 Mill Bros Inc.
    h. WO 2026-02 Mill Bros Inc.
    i. WO 2026-03 Mill Bros Inc.
    j. WO 2026-04 Mill Bros Inc.
    k. WO 2026-05 Mill Bros Inc.
    l. WO 2026-06 Mill Bros Inc.
    m. WO 2026-01 Pool Attendant Co.
    n. WO 2026-01 Ramey Environmental Compliance
    o. WO 2026-01 SWPPP Colorado LLC
E. Ratification of District 3 Audit Exemption.
F. Ratification of the 2025 Audited Financial Statements for Districts 1, 2 and 4.
G. Engagement of 2026 Auditor.

III. DISTRICT MANAGER ITEMS

A. District Manager's Report.
B. Consider Approval of 2027 Master Service Agreements with Operations and Maintenance Service Contractors.
    i. A&B Pool Services Inc.
    ii. Affordable Pest Control Inc.
    iii. Amans Painting LLC
    iv. Commercial Access Systems, LLC
    v. Davinci Sign Systems LLC
    vi. Fence Consulting Services LLC
    vii. Fiske Electric, Inc.
    viii. Fetch Poop, Inc.
    ix. Here to Help Construction Solutions, LLC
    x. Mill Brothers, Inc.
    xi. Proline West Inc.
    xii. Pool Attendant Company, Inc.
    xiii. Ramey Environmental Inc.
    xiv. Rocky Mountain Playground Services Ltd.
    xv. Roofology, LLC
    xvi. SV Clean LLC
    xvii. SWPPP Colorado, LLC
C. Discuss Pump Replacement.
D. Proposed 2027 Board Meeting Dates.
E. Approval of Updated Fee Schedule.

IV. FINANCIAL ITEMS

A. Public Hearing regarding the Proposed 2027 Budgets.
B. Consider Adoption of 2027 Budgets; Consider Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

V. LEGAL ITEMS

A. Legislative Updates.
B. Discuss Obtaining or Excluding Workers Compensation Coverage for 2027.
C. Consideration and Approval of 2027 Annual Administrative Matters Resolution.
    a. Schedule 2027 Town Hall Annual Meeting.
D. Consideration and Approval of 2027 Election Resolutions.
E. Consider Approval of Annual Engagement of District Consultants.

VI. DIRECTOR COMMENT

VII. EXECUTIVE SESSION

A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

VIII. ADJOURNMENT

*****The next Regular Meeting is scheduled for TBD *****