

# **TIMNATH RANCH METROPOLITAN DISTRICT NOS. 1-4**

## **NOTICE OF COORDINATED SPECIAL MEETING AND AGENDA**

**NOTICE IS HEREBY GIVEN** that the Boards of Directors (collectively the “Boards”) of the Timnath Ranch Metropolitan District Nos. 1–4 (collectively, the “Districts”) of the Town of Timnath, County of Larimer, State of Colorado, will hold a coordinated special meeting on June 28, 2024 (Friday) at 1:00 p.m., or soon thereafter as possible **at the time and place, and via MS Teams and telephone conference, as set forth below**, for the purpose of conducting such business as listed in the attached agenda, and such other business as may come before the Boards. At such meeting the Board of Directors of the Districts will make a final determination concerning the issuance of general obligation indebtedness pursuant to authorizing resolutions and other documents necessary in connection with the issuance of the Timnath Ranch Metropolitan District No. 4 Limited Tax General Obligation Refunding Bonds, Series 2024 in an aggregate principal amount not to exceed \$21,500,000 and related agreements. Notice of the meeting has been duly posted per §32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. The meeting is open to the public.

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

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Jonathan A. Turner	President & Chairperson	May 2025
Martha F. Turner	Vice Chair/Asst. Secretary/Treasurer	May 2025
Christopher J. Frye	Vice Chair/Asst. Secretary/Treasurer	May 2025
Emily Kupec	Secretary/Treasurer	May 2027
Vacant	Director	May 2027

### **TIMNATH RANCH METROPOLITAN DISTRICT NO. 2**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
Jonathan A. Turner	President & Chairperson	May 2025
Scott Esplin	Vice Chair/Asst. Secretary/Treasurer	May 2025
Jason O’Hara	Secretary/Treasurer	May 2025
Dustin Khaffaji	Vice Chair/Asst. Secretary/Treasurer	May 2027
Vacant	Director	May 2027

**DATE: June 28, 2024 (Friday)**

**TIME: 1:00 p.m., or as soon thereafter as possible**

**PLACE: MS Teams and 6000 Summerfields Parkway, Timnath, CO 80547**

**[Click here to join the meeting](#)**

Meeting ID: 265 118 186 395 Passcode: Um75tm

**Or call in (audio only)**

**[+1 720-721-3140](tel:+17207213140),[458817977](tel:+1458817977)# Phone conference ID: 458 817 977#**

#### **I. ADMINISTRATIVE ITEMS**

- A. Call to Order.
- B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
- C. Review and Consider Approval of Agenda.
- D. Director Comments.
- E. Public Comments on Non-Agenda Items. Comments are limited to three (3) minutes per speaker.

Professionally Managed by:  
Pinnacle Consulting Group, Inc.  
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District Email: [TRMDadmin@pcgi.com](mailto:TRMDadmin@pcgi.com)  
District Website: [www.timnathranchmd.live](http://www.timnathranchmd.live)

## **II. CONSENT AGENDA**

- A. Ratification of Streamline Platform – Subscription Agreement.

## **III. FINANCIAL ITEMS**

- A. Summary and Report of Bond Consultants regarding the issuance of Limited Tax General Obligation Refunding Bonds to refinance current outstanding debt and financial obligations of the Districts.
- B. Other Matters.

## **IV. LEGAL ITEMS**

- A. Consider Approval of District No. 4 Resolution consisting of:
- B. Consideration and Approval of District No. 4 Authorizing Resolution Regarding the Issuance of General Obligation Debt consisting of its (a) Limited Tax General Obligation Refunding Bonds, Series 2024 in an aggregate principal amount not to exceed \$21,500,000 (the “2024 Bonds”), and requiring the imposition of ad valorem property taxes for the payment of such 2024 Bonds, and including execution, issuance, and delivery of documents necessary to complete the issuance of the 2024 Bonds, including but not limited to an Indenture of Trust, Bond Purchase Agreement, Escrow Deposit Agreement, Capital Pledge Agreement, an Official Statement with respect to the 2024 Bonds, Continuing Disclosure Agreement, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions upon confirmation and acceptance of terms and conditions acceptable to the Board.
- C. Consideration and Approval of District No. 1 Resolution approving the execution and delivery of a Capital Pledge Agreement to be entered into by and among District No. 1, District No. 2, District No. 3, and District No. 4 in connection with issuance by District No. 4 of Limited Tax General Obligation Refunding Bonds, Series 2024, in the aggregate principal amount of up to \$21,500,000, and requiring the imposition of ad valorem property taxes pursuant to the terms of such Capital Pledge Agreement.
- D. Consideration and Approval of District No. 2 Resolution approving the issuance of General Obligation Debt consisting of a Capital Pledge Agreement to be entered into by and among District No. 1, District No. 2, District No. 3, and District No. 4 in connection with issuance by District No. 4 of Limited Tax General Obligation Refunding Bonds, Series 2024, in the aggregate principal amount of up to \$21,500,000, and requiring the imposition of ad valorem property taxes pursuant to the terms of such Capital Pledge Agreement.
- E. Consideration and Approval of District No. 3 Resolution approving the issuance of General Obligation Debt consisting of a Capital Pledge Agreement to be entered into by and among District No. 1, District No. 2, District No. 3, and District No. 4 in connection with issuance by District No. 4 of Limited Tax General Obligation Refunding Bonds, Series 2024, in the aggregate principal amount of up to \$21,500,000, and requiring the imposition of ad valorem property taxes pursuant to the terms of such Capital Pledge Agreement.
- F. Consider Approval of any amendments necessary to the Improvement Acquisition Agreement, Funding and Reimbursement Agreement for Operations and Maintenance and Advance and Reimbursement Agreement for Capital Costs to reflect the issuance of the 2024 Bonds and related updates to District Promissory Notes.
- G. Consider Approval of Engagement of Bond and Financial Consultants related to the 2024 proposed Bond issuance.

## **V. DIRECTOR ITEMS**

## **VI. DEVELOPMENT UPDATE**

## **VII. OTHER MATTERS**

**VIII. EXECUTIVE SESSION**, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.

**IX. ADJOURNMENT**

***\*\*\*The next Regular Meeting is scheduled for July 24, 2024\*\*\****