NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
TAFT RIDGE METROPOLITAN DISTRICT NOS. 1 & 4

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Boards") of the Taft Ridge Metropolitan District Nos. 1 & 4 (the "Districts"), of the City of Loveland, Larimer County, Colorado, will hold a special meeting by telephone and video conference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: December 3, 2026
Time: 12:00 p.m., or as soon thereafter as possible
Video: https://spencerfane.zoomgov.com/j/1658998517?pwd=VozkT9W9qCqCHU3wrYnUTk7RKVi8SX.1
Call-In Number: 1.669.254.5252
Meeting ID: 165 899 8517
Passcode: 610117

AGENDA

BOARD OF DIRECTORS
John Covert, Secretary (2023-2027)
Richard Cate, Secretary (2025-2029)
Vacancy (2023-2027)
Vacancy (2025-2027)
Vacancy (2025-2029)

1. Call to Order

2. Consider Approval of the Agenda and Meeting Location

3. Disclosure of Potential Conflicts of Interest

4. Public Comment (limited to three minutes per person)

5. Consider for Approval Minutes of the April 30, 2026 Meeting

6. Discuss Board Vacancies and Consider Approval of Director Appointment(s)

7. Financial Items
    a. Consider Ratification/Approval of Financial Statements and Claims, if any
    b. Public Hearing re: 2026 Budget Amendments
        i. Consider Approval of Resolutions Amending 2026 Budgets, if needed
    c. Public Hearing re: 2027 Budgets

i. Consider Approval of Resolutions Adopting 2027 Budgets, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the Districts for Collection in Fiscal Year 2027

d. Consider Ratification and Approval of 2025 Audit Exemptions

8. Attorney Items
   a. Consider Approval of 2027 Administrative Matters Resolution
   b. Consider Approval of Resolution Calling 2027 Regular Election
   c. Consider Approval of Continued Exclusion from Workers Compensation
   d. Consider Approval of Annual Engagement of District Consultants
   e. Discuss Memo re: 2026 Legislative Updates

9. Development Update

10. Director Items

11. Other Business
    a. Discuss 2027 Annual Meeting, if needed *(only required if residential units in 2027)*

12. Continuation/Adjournment