

JOHNSTOWN NORTH METROPOLITAN DISTRICT NOS. 1-3

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Vacant	Vice President & Asst. Secretary	May 2027
Josh Kane	Treasurer & Secretary	May 2027
Sam Salazar	Asst. Secretary & Asst. Treasurer	May 2025
Tim DePeder	Asst. Secretary & Asst. Treasurer	May 2027

Date: October 26, 2023 (Thursday)

Time: 11:30 A.M.

Place: MS TEAMS & Teleconference

[Click here to join the meeting](#)

Meeting ID: 284 194 005 749 Passcode: GAitnJ

Or call in (audio only)

[+1 720-721-3140](tel:+17207213140).,[822327618](tel:+1822327618)# Phone Conference ID: 822 327 618#

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment. (Limited to 3-Minutes Per Person).
- E. Director Comment.

II. CONSENT AGENDA

- A. Approval of Minutes – September 17, 2023, Special Meeting.
- B. Ratification of Payment of Claims.
- C. Financial Statements as of June 30, 2023.Consideration and Approval of 2024 Annual Administrative Matters Resolution.
- D. Consideration and Approval of 2024 Meeting Resolution.
- E. Consideration and Approval of First Amendment to Amended and Restated Public Policy Resolution.

III. DISTRICT MANAGER ITEMS

- A. Discuss Status of Sanitary Sewer Lift Station.
- B. District Manager’s Report.
- C. Consideration and Approval of 2024 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. Affordable Pest Control
 - ii. All Sweep

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower, Loveland, CO 80537
Phone: 970-669-3611 | FAX: 970-669-3612
District Email: JNMDAdmin@pcgi.com
District Website: www.johnstownnorthmd.live

- iii. DaVinci Signs
- iv. Foothills Landscape Maintenance
- v. Green Earth Midwest
- vi. McWhinney Real Estate Services
- vii. Ramey Environmental Services
- viii. SWPPP Colorado

D. Consider Authorization of District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Project Manager Update.

V. FINANCIAL ITEMS

- A. Finance Manager's Report.
- B. Review and Consider Ratification of 2022 Audited Financial Statements.
- C. Approval of Auditor for 2023 Audit.
- D. Public Hearing regarding the Proposed Amended 2023 Budgets.
- E. Consider Adoption of Amended 2023 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- F. Public Hearing regarding the Proposed 2024 Budgets.
- G. Consider Adoption of 2024 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

VI. LEGAL ITEMS

- A. Consideration and Approval of Resolution to Increase Non-Potable Water Irrigation Rate.
- B. Consideration and Approval of First Amendment to Advance and Reimbursement Agreement with Centerra Commercial, LLC, and in connection therewith, the Refunding of a Subordinate Note and Issuance of a new Subordinate Note to secure District reimbursement of capital advances.

VII. DIRECTOR ITEMS

VIII. OTHER MATTERS

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

X. ADJOURNMENT

******The next Regular Meeting is scheduled for TBD 2024******