

**NOTICE AND AGENDA  
SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
WATERFRONT AT FOSTER LAKE METROPOLITAN DISTRICT NOS. 1-3**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Waterfront at Foster Lake Metropolitan District Nos. 1-3 (the “District”), of the Town of Mead, Weld County, Colorado, will hold a special meeting at 10:00 a.m., or as soon as thereafter possible, on November 25, 2024, by telephone and videoconference, 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:** November 25, 2024  
**Time:** 10:00 a.m.  
**Video:** [Zoom Meeting Link](#)  
**Call-In Number:** 833-568-8864  
**Meeting ID:** 160 260 4756  
**Passcode:** 061504

**AGENDA**

**BOARD OF DIRECTORS**

Thomas Clark, President, (2023-2027)  
Bryan R. Horan, Secretary/Treasurer (2022-2025)  
Darwin Horan, Director (2023-2027)  
Vacancy (2022-2025)  
Vacancy (2023-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment (limited to 3 minutes per person)
5. Consider for Approval the Minutes of the March 12, 2024, Special Meeting
6. Financial Matters
  - a. Claims
  - b. Accountant’s Reports
7. Review and Consider Ratification of the 2023 Audit Exemptions for MD Nos. 1 and 3 the 2023 Audit for MD No. 2
8. 2024 Budget Amendment, if required

- a. Conduct Public Hearing on an Amendment to the 2024 Budget, if required
  - b. Consider for Approval the Resolution to Amend 2024 Budget, if required
9. 2025 Budget
  - a. Conduct Public Hearing on the Budget for the Fiscal Year 2025
  - b. Review and Consider for Approval the Resolution to Adopt 2025 Budget, Appropriate Sums of Money, and Authorize the Certification of the Tax Levy
10. Director Items
  - a. Review and Consider Approval of Schedio Verification Nos. 1-2
  - b. Review and Consider Approval of Resolutions to Reimburse Developer for Public Improvements and Related Expenses
11. Attorney Items
  - a. Review and Consider Approval of Resolution Providing for Exclusion from Worker's Compensation Coverage
  - b. Review and Consider Approval of 2025 Annual Administrative Matters Resolution
  - c. Review and Consider Approval of CORA Resolution
  - d. Review and Consider Approval of May 2025 Election Resolution
  - e. Consider Ratification of Past Actions
  - f. Consider Updates to Developer Funding and Reimbursement Agreements and Related Promissory Notes, as Needed
  - g. Legislative Update
12. Other Business
13. Continuation/Adjournment