

NOTICE OF JOINT SPECIAL MEETING & AGENDA  
NORTHFIELD METROPOLITAN DISTRICT NOS. 1 & 2

NOTICE IS HEREBY GIVEN that the Boards of Directors of Northfield Metropolitan District No. 1 & 2 of the County of Larimer, State of Colorado, will hold a coordinated special meeting at **6341 Fairgrounds Avenue, Suite 100, Windsor, Colorado 80550** on **November 20, 2023, at 9:00 a.m.** for the purpose of conducting such business as listed in the below agenda and such other business as may come before the Boards. **The Boards of Directors meeting is open to the public.**

**Northfield Metropolitan District No's. 1 & 2 Boards of Directors**

Jason Sherrill, President	Term Expr: May 2027
Jonathan Mosier, Vice President	Term Expr: May 2027
Rahul Majumdar, Secretary/Treasurer	Term Expr: May 2025
Deborah Mosier, Assistant Secretary	Term Expr: May 2025
<u>Tamara Sherrill, Assistant Secretary</u>	Term Expr: May 2025

1. Call Meeting to Order and introductions.
2. Attendance/ Declaration of Quorum /Combined District Meeting's No. 1 & No. 2/Meeting Notices & posting's/Director Qualifications/Director Disclosures/Disclosure Matters.
3. Consider Approval of Agenda.
4. Public Comments. Comments are limited to three (3) minutes.
5. CONSENT AGENDA ITEMS (These items are routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.)
  - a. Approval of Minutes – April 26, 2023 (enclosure)
  - b. Approval of 2024 District Service Contract for District Management with District Resource, LLC. (enclosure)
  - c. Approval of Transparency Notice (enclosures)
  - d. Ratification of 2022 Annual Report (enclosure)
  - e. Ratification of 2022 Audits (enclosures)
  - f. Ratification of Temporary Operating and Funding Agreement with Northfield Land LLC (enclosure)
  - g. Approval of Exclusion of Workers Compensation Insurance and Renewal of Liability and Property Coverage with the Special District Pool. (enclosure)
  - h. Acceptance of Special Warranty Deed (Tracts) (enclosure)
6. Legal Matters.
  - a. Consider Approval of 2024 Annual Administrative Matters Resolution (enclosure)
    - i. Consider Authorization to prepare the 2023 Audits and Exemptions
    - ii. Discuss Board meeting dates for 2024. (04/25, 06/20, 11/07)
  - b. Consider Approval of Mercy Homes Amenities Agreement
  - c. Consider Approval of Temporary Construction Easement Agreement (Tracts) (enclosure)
  - d. Discussion Implementation of Maintenance Cost Sharing Agreement
  - e. Discuss Implementation of Accessibility Standards for Individuals with a Disability for Information Technology Systems Employed by the District
7. Financial Report.
  - a. Consider Approval and Ratification of Payables for April through October 2023. (enclosure)
  - b. Discuss Special Legislative Session
  - c. Public Hearing for Amended 2023 Budgets if needed.
    - i. Adoption of the 2023 Amended Budgets; Approval of Resolutions to Amend 2023 Budgets and Appropriate Sums of Money. (District No. 1 & 2)
  - d. Public Hearing for 2024 Budgets.
    - i. Adoption of the 2024 Budgets; Approval of Resolutions to Adopt Budgets, Certify Mill Levies and Appropriate Sums of Money.
8. District Manager's Report.
9. Any other matters to come before the Boards.
10. Adjourn.

Meetings will be held at **6341 Fairgrounds Avenue Suite 100, Windsor, Colorado 80550**  
and/or via ZOOM/Telephonically/Electronically, if necessary, until further Notice, or such other meeting location within the City  
of Fort Collins boundaries determined by the Boards.

2024 Meetings 04/25, 06/20, 11/07

BY ORDER OF THE BOARDS OF DIRECTORS  
NORTHFIELD METROPOLITAN DISTRICT NO. 1 & 2

By: Guy D. Johnson District Manager