NOTICE OF SPECIAL MEETING OF
TAFT RIDGE METROPOLITAN DISTRICT NOS. 2 & 3

NOTICE IS HEREBY GIVEN that a special meeting of the Boards of Directors (the "Boards") of Taft Ridge Metropolitan District Nos. 2 & 3 (the "Districts"), located in the City of Loveland, Larimer County, Colorado, will be held on:

Date: November 17, 2026
Time: 1:00 PM
Location: Via teleconference:
https://advancehoa.zoom.us/j/88563759355
Meeting ID: 885 6375 9355

District Nos. 2 & 3

Boards of Directors:	**Office:**	**Term Expires:**
Alex Carlson	President	May 2029
John Covert	Vice President	May 2027
Richard Cate	Vice President	May 2029
Patrick McMeekin	Secretary	May 2027
Landon Hoover	Treasurer	May 2027

Agenda

1) Call to Order
2) Declaration of Quorum / Disclosure of Potential Conflicts of Interest
3) Approval of Agenda
4) Public Comment: Comments are Limited to Three (3) Minutes per Person.
5) Consent Agenda
   a) Approval of April 30, 2026 Special Meeting Minutes
   b) Approval of July 9, 2026 Special Meeting Minutes
   c) Ratification of 2025 Audit Exemptions (District Nos. 2 and 3)
   d) Approval/Ratification of Payables
   e) Approval of Unaudited Financial Statements
   f) Ratification of Notice of Award to GLH Construction, LLC for the Taft Ridge First Subdivision Civil Construction & Off-Site Sewer Project and Contract with GLH Construction, LLC for the Same (District No. 2)
   g) Ratification of Amendment to Taft Ridge First Subdivision Civil Construction & Off-Site Sewer Project and Contract with GLH Construction, LLC
   h) Ratification of Independent Contractor Agreement with EPS Group, Inc. for Construction Assistance Administrative Services (District No. 2)
   i) Ratification of Independent Contractor Agreement with Substrata, LLC for Geotechnical Engineering Services (District No. 2)

j) Ratification of Construction Management Agreement (Wildacre Construction Management) with Wildacre Development, LLC (District No. 2)

k) Ratification of Step-In Rights Agreement with Wildacre Development, LLC and Sekisui House Colorado, Inc. (District No. 2)

l) Ratification of Infrastructure Acquisition and Project Fund Disbursement Agreement in relation to the Step-in Rights Agreement (District No. 2)

6) Legal Matters
   a) Consider Adoption of Joint Resolution Concerning Authorization for Approval of Contracts and Payment of Claims
   b) Consider Adoption of Joint Annual Administrative Matters Resolution
      i) Proposed 2027 Board Meeting Dates: March 16, July 13, September 21, and November 16, 2027, at 1:30 p.m.
      ii) Proposed Annual Meeting: July 13, 2027 at 1:30 p.m.
   c) Consider Adoption of Joint Resolution Calling May 4, 2027 Regular Election
   d) Consider Approval of Engagement Letters with WBA, PC for General Counsel Services
7) Financial Matters
   a) Public Hearings on Proposed 2027 Budgets
      i) Consider Adoption of Resolutions to Adopt 2027 Budgets, Set Mill Levies, and Appropriate Sums of Money
   b) Consider Engagement of Auditor for 2026 Audit Services
8) Other Business
9) Adjournment