

**NOTICE OF A 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: July 9, 2026

Time: 2:00 PM

Location: 748 Whalers Way, Suite D1, Fort Collins, Colorado 80525

Via teleconference at: <https://advancehoa.zoom.us/j/87360874885>

Meeting ID: 873 6087 4885

Call: +17193594580, 87360874885# US

District Nos. 2 & 3

Boards of Directors:

Alex Carlson

Landon Hoover

Patrick McMeekin

John Covert

Richard Cate

Office:

President

Treasurer

Secretary

Vice President

Vice President

Term Expires:

May 2029

May 2027

May 2027

May 2027

May 2029

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 Items (These items are considered to be 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 from April 30, 2026 Special Meeting (to be distributed)
 - b) Approval of Minutes from June 24, 2026 Special Meeting (enclosure)
 - c) Ratification of Engagement Letter with Taft Law Firm for Special Counsel Services (District No. 3)
- 6) Bond Matters
 - a) Consider Adoption of Resolution by District No. 2 authorizing the issuance of District No. 2’s Limited Tax General Obligation, Series 2026A (the “2026A Bonds”), and related Senior Capital Pledge Agreement, Subordinate Limited Tax General Obligation Bonds, Series 2026B (the “2026B Bonds”), and related Subordinate Capital Pledge Agreement, in an original aggregate principal amount of up to \$17,360,000; approving, ratifying, and confirming the execution of certain related agreements and documents, including a Senior Capital Pledge Agreement and Subordinate Pledge Agreement pursuant to which District No. 2 is to impose, collect, pay and pledge certain ad valorem property revenues in



connection with the issuance of its 2026A Bonds and 2026B Bonds; making determinations and findings as to other matters related to such financing transaction; authorizing incidental actions; and repealing prior inconsistent actions (enclosure)

- b) Consider Adoption of Resolution by District No. 2 authorizing the issuance of District No. 2's Junior Lien Limited Tax General Obligation Bonds, Series 2026C(3) (the "2026C Bonds") and related Junior Lien Capital Pledge Agreement, in an estimated aggregate principal amount of up to \$7,140,000; approving, ratifying, and confirming the execution of certain related agreements and documents, including a Junior Lien Capital Pledge Agreement pursuant to which District No. 2 is to impose, collect, pay and pledge certain ad valorem property revenues in connection with the issuance of its 2026C Bonds; making determinations and findings as to other matters related to such financing transaction; authorizing incidental actions; and repealing prior inconsistent actions (enclosure)
 - c) Consider adoption of Resolution by District No. 3 authorizing District No. 3 to enter into limited tax general obligation indebtedness in the form of a Senior Capital Pledge Agreement, Subordinate Capital Pledge Agreement, and Junior Lien Capital Pledge Agreement pursuant to which District No. 3 is to impose, collect, pay and pledge certain ad valorem property revenues to or at the direction of District No. 2 in connection with the issuance by District No. 2 of its 2026A Bonds, 2026B Bonds, and 2026C Bonds; approving such Senior Capital Pledge Agreement, Subordinate Capital Pledge Agreement, and Junior Lien Capital Pledge Agreement; authorizing the execution and delivery thereof by District No. 3; authorizing the execution and delivery of other documents and certificates relating thereto; approving, ratifying and confirming other actions; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions
- 7) Legal Matters
- a) Consider Approval of Wildacre Design Guidelines (enclosure)
 - b) Consider Approval of the Declaration of Covenants, Conditions, and Restrictions of Taft Ridge (enclosure)
- 8) Financial Matters
- a) Public Hearing Regarding Amended 2026 Budget (District No. 2).
 - i) Consider Adoption of Resolution to Amend the 2026 Budget (enclosure)
- 9) Other Business
- 10) Adjournment

