

**NOTICE OF SPECIAL MEETING OF  
JACOBY FARM METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Jacoby Farm Metropolitan District, Weld County, Colorado, will be held on Monday, November 18, 2024 at 5:15 p.m., via videoconference. This meeting will be held via Zoom and may be joined using the following link:

To join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join

<https://zoom.us/j/99824633253?pwd=NF7ptyVVNHmoP1kp9nO0UBVC1lUbvp.1>

Or join by phone: Dial 719-359-4580

**Meeting ID: 998 2463 3253 Passcode: 433634**

**THIS MEETING IS OPEN TO THE PUBLIC**

<b>Board Member</b>	<b>Term</b>
Frankie Benning, President	Term Expires May, 2025
Ted Benning, Vice President/Asst. Secretary/Treasurer	Term Expires May, 2027
Jason Hawley, Treasurer	Term Expires May, 2025*
David Nugent, Assistant Secretary	Term Expires May, 2025
Vacant	Term Expires May, 2025
Nikolas Wagner, Secretary	Centennial Consulting Group, LLC

*\*This seat will be up for a two-year term at the May 2025 Election*

**AGENDA**

1. Call to Order
2. Declaration of Quorum/Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Administrative Matters
  - a. Approval of Minutes from July 15, 2024 Special Meeting
  - b. Adoption of Resolution Establishing Regular Meeting Dates, Times and Location
  - c. Discuss and Consider Website File Remediation for ADA Compliance
5. Financial Matters
  - a. Ratify Payables from June 1, 2024 to September 30, 2024
  - b. Presentation of Financial Statements for the period ended September 30, 2024
  - c. Conduct Public Hearing on 2024 Budget Amendment
    - i. Consider adoption of Resolution Amending 2024 Budget
  - d. Conduct Public Hearing on 2025 Budget
    - i. Consider adoption of Resolution Adopting 2025 Budget, Appropriating Sums of Money, and Setting Mill Levies

- e. Discuss and Consider authorizing District Management to engage independent CPA to prepare 2024 Audit
  - f. Consider Ratification of 2023 Audit
6. Legal Matters
- a. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (District Transparency Notice)
  - b. Adoption of Resolution Calling May 2025 Election
  - c. Adoption of Updated CORA Policy Resolution
  - d. Adoption of Enforcement Policy Resolution for Compliance with HB24-1267
7. Management Report
- a. Discuss and Consider Contractor Agreements
    - i. Consider 2025 Management Contract with CCG
    - ii. Consider 2025 Residential/Commercial Landscape Maintenance and Snow Removal Contracts with Mill Brothers
8. Irrigation Shutdown Report
9. Developer Report
- a. Construction in Commercial Tracts
  - b. Future Sales
10. Public comment
11. Other Matters
12. Next Meeting
13. Adjournment

JACOBY FARM METROPOLITAN DISTRICT

By: /s/ Nikolas Wagner  
Secretary for the Meeting

