

**NOTICE AND AGENDA  
COMBINED JOINT REGULAR MEETING  
OF THE BOARDS OF DIRECTORS OF THE  
LADERA METROPOLITAN DISTRICT NOS. 1 & 2 and  
LADERA BUSINESS IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Boards of Directors of LADERA METROPOLITAN DISTRICT NOS. 1 & 2 and LADERA BUSINESS IMPROVEMENT DISTRICT, Town of Timnath, Larimer County, Colorado (collectively, the “Boards”), will hold a regular meeting at 1:30 p.m., or as soon thereafter as possible, on April 9, 2026 via video conference for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Boards. Notice of the meeting has been duly posted per Sections 32-1-903(1)-(2) and 24-6-402(2)(c), C.R.S., and SB21-212. The meeting is open to the public. This meeting may be joined through the directions below:

Date: April 9, 2026

Time: 1:30 p.m.

Video:

<https://spencerfane.zoomgov.com/j/1619420283?pwd=vHeGtv9rnmHd4ga9b8qAJj5xiAq8bz.1>

Call-In Number: 833-435-1820

Meeting ID: 161 942 0283

Passcode: 634648

**AGENDA**

**BOARDS OF DIRECTORS**

Grant Nelson, President, (2025-2029)

Sheri Welch, Treasurer, (2025-2029)

Tony Connell, Secretary, (2025-2029)

Vacant, (2023-2027)

Vacant, (2023-2027)

1. Call to Order
2. Consider Approval of the Agenda and Meeting Location
3. Disclosure of Potential Conflicts of Interest
4. Public Comment (limited to 3 minutes per person)
5. Consider for Approval Minutes of the March 12, 2026, Joint Regular Meeting
6. Financial Items
  - a. Consider Ratification and Approval of Payments of Claims

- b. Consider Acceptance of Financial Statements
7. Attorney Items
    - a. Consider Approval Non-Potable Water Infrastructure Easement Agreement with Ventana Acquisitions, LLC
    - b. Consider Approval Non-Potable Water Infrastructure Easement Agreement with Connell LLC
    - c. Discuss Petition for Inclusion of Property into BID
  8. Director Items
  9. Other Business
  10. Continuation/Adjournment

*The next regular meeting is scheduled for 1:30 p.m. on Thursday, May 14, 2026*