

**NOTICE OF SPECIAL MEETING AND AGENDA
LIBERTY DRAW METROPOLITAN DISTRICT NOS. 1-7**

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively the “Board”) of the Liberty Metropolitan District Nos. 1-7 (collectively, the “Districts”) of the City of Evans, County of Weld, State of Colorado, will hold a coordinated special meeting at the time, date, and conference information below, for the purpose of conducting such business as listed in the attached agenda, and such other business as may come before the Boards. At such meeting the Board of Directors of the Districts will make a final determination concerning the issuance of general obligation indebtedness pursuant to authorizing resolutions and other documents necessary in connection with the issuance of the Liberty Draw Metropolitan District No. 2 Limited Tax General Obligation Bonds, Series 2026A and Subordinate Limited Tax General Obligation Bonds, Series 2026B, in an aggregate principal amount not to exceed \$4,500,000, and, with respect to District Nos. 2 and 3, a Senior and Subordinate Capital Pledge Agreement and related documents. Notice of the meeting has been duly posted per §§32-1-903 (1)-(2) and 24-6-402(2)(c), C.R.S and SB21-212. The meeting is open to the public.

LIBERTY DRAW METROPOLITAN DISTRICT NOS. 1-7

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Zachery Cesar	President & Chairman	May 2027
Andrew Gerk	Secretary/Treasurer	May 2029
Tanya Smith	Vice President & Asst. Secretary/Treasurer	May 2029
Jay Gardiner	Vice President & Asst. Secretary/Treasurer	May 2029
Vacant	Vice President & Asst. Secretary/Treasurer	May 2027

DATE: Thursday, February 26, 2026
TIME: 12:00 p.m. (or as soon thereafter as the Boards determine)
PLACE: Baessler Homes, 33105 County Road 33, Greeley, CO 80631 and
By telephone conference: 719-359-4580 and enter Passcode: 262831 (if joining by telephone)
<https://us06web.zoom.us/j/82147843594?pwd=OL2ShvamCG2HROMsNt1INAmUHbLozh.1>
Meeting Number: 821 4784 3594; Meeting Password: 818354

I. ADMINISTRATIVE ITEMS

- A. Call to Order
- B. Declaration of Quorum/Disclosure of Potential Conflicts of Interest
- C. Approval of the Agenda & Meeting Location
- D. Consider for Approval the Minutes of the November 20, 2025 Special Meeting

II. MANAGER ITEMS

- A. Financial Matters
 - i. Presentation of Unaudited Financial Statements for the Period Ending December 31, 2025 and January 30, 2026
 - ii. Consider Ratification of Claims for the Period Ending December 31, 2025 and January 30, 2026
- B. District Matters
 - i. Acknowledgement of the Resignation of Tanya Smith from the Boards
 - ii. Consider Appointment of Melissa Wheeler on the Boards

III. LEGAL ITEMS

- A. Consideration and Approval of District No. 2 of an Authorizing Resolution Regarding the Issuance of limited tax general obligation bonds consisting of Limited Tax General Obligation Bonds, Series 2026A in the aggregate principal amount of up to \$3,500,000 (the “2026A Bonds”), and Subordinate Limited Tax General Obligation Bonds, Series 2026B in the aggregate principal amount of up to \$1,000,000 (the “2026B Bonds”) (together with the 2026A Bonds, the “2026 Bonds”) including execution, issuance, and delivery of documents necessary to complete the issuance of the 2026 Bonds, including Indentures of Trust, Capital Pledge Agreements, a Continuing Disclosure Agreement, a Bond Purchase Agreement, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.
- B. Consideration and Approval by District No. 3 of a Resolution Regarding the Issuance of a general obligation debt consisting of a Senior and Subordinate Capital Pledge Agreement requiring the imposition of ad valorem property taxes for the payment of such 2026 Bonds and other obligations of District No. 3, including execution, issuance, and delivery of the Senior and Subordinate Capital Pledge Agreement and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.
- C. Consider Ratification and Engagement of Bond Consultants and Financial Advisors as necessary to facilitate bond transactions
- D. Consider for Approval any updates needed to the Improvement Acquisition Agreement, Advance and Reimbursement Agreement (Capital Costs), and/or Funding and Reimbursement Agreement (Operations) to reflect the 2026 Bond Issuance and related updates to the District Promissory Notes (as necessary).
- E. Other
- F. Consider Approval of Resolution Regarding Policies, Procedures & Penalties for the Enforcement of the Governing Documents
- G. Consider Approval of Resolution Guidelines- Processing & Collection of Delinquent Fees & Charges

IV. ITEMS FROM DIRECTORS

- A. Development Updates.

V. PUBLIC COMMENTS. On non-agenda items. (Comments limited to three (3) minutes per speaker).

VI. OTHER BUSINESS

VII. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items. (If necessary)

VIII. CONTINUATION/ADJOURNMENT