

**NOTICE OF COORDINATED SPECIAL MEETING OF
SUGAR CREEK PUBLIC IMPROVEMENT AUTHORITY &
SUGAR CREEK METROPOLITAN DISTRICT NOS. 2, 3, & 4**

NOTICE IS HEREBY GIVEN that a special coordinated meeting of the Boards of Directors (the “Boards”) of the Sugar Creek Public Improvement Authority (the “Authority”) and Sugar Creek Metropolitan District Nos. 2, 3, & 4 (the “Districts”), located in the City of Loveland, Larimer County, Colorado, will be held on:

Date: September 10, 2026

Time: 1:00 PM

Location: Via teleconference:

<https://advancehoa.zoom.us/j/82537286167>

Meeting ID: 825 3728 6167

Call: 719-359-4580

Authority Board

Russell Baker

Jennifer Johnson

Kyle Meyer

Designee for District Nos. 1 & 2

Designee for District Nos. 5 & 6

Designee for District Nos. 3 & 4

Boards of Directors, Nos. 2-4:

Russell Baker

Jennifer Johnson

Kyle Meyer

Vacant

Vacant

Office:

President

Secretary/Treasurer

Assistant Secretary

Term Expires:

May 2029

May 2029

May 2029

May 2027

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 Minutes of the Special Meeting held May 8, 2026 (enclosure)
 - b) Ratification of Requisition Nos. 1 & 2 (Authority) (enclosure)
 - c) Ratification of Invitation to Bid for Filing No. 2 Infrastructure Improvements (enclosure)
- 6) Financial Matters
- 7) Legal Matters
 - a) Review and Consider Approval of Notice of Award, Notice to Proceed, and Agreement for Filing 2 Infrastructure Improvements
 - b) Review and Consider Approval of Related Rider No. 1 Contract for Construction by and among the Authority, 6400 N. Garfield, LLC, and Contractor (Authority) (enclosure)



- c) Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report No. 2) (Authority) (enclosure)
- d) Review and Consider Approval of Declaration of Covenants, Conditions and Restrictions of Sugar Creek (District Nos. 1-6) (enclosure)
- 8) Management Matters
 - a) Management Report
- 9) Other Business
- 10) Adjournment

The next Regular Meeting of the Boards of Directors is scheduled for:
October 8, 2026, at 10:00 a.m.

