

LEGACY PARK METROPOLITAN DISTRICT NOS. 1 – 5

NOTICE PURSUANT TO § 32-1-903(3), C.R.S., the Board of Directors of **LEGACY PARK METROPOLITAN DISTRICT NO. 2** intends to make a final determination to issue general obligation debt in a maximum aggregate principal amount not to exceed \$12,000,000, and in connection therewith, adopt an authorizing resolution approving the form of financing documents including an Indenture of Trust regarding District No. 2's Limited Tax General Obligation Draw Down Bonds, Series 2026, Capital Pledge Agreement (with District Nos. 1 and 2), Continuing Disclosure Agreement, Bond Purchase Agreement, Preliminary Official Statement and all other documents as required related to the issuance of District No. 2's Series 2026 GO Bonds.

NOTICE PURSUANT TO § 32-1-903(3), C.R.S., the Board of Directors of **LEGACY PARK METROPOLITAN DISTRICT NO. 2** intends to make a final determination to issue special assessment revenue debt, in a maximum aggregate principal amount not to exceed \$29,000,000, and in connection therewith, adopt a resolution approving the form of financing documents including an Indenture of Trust regarding District No. 2's Special Assessment Revenue Bonds, Series 2026, Capital Pledge Agreement (with District Nos. 1 and 2), Continuing Disclosure Agreement, Bond Purchase Agreement Preliminary Official Statement and all other documents as required related to the issuance of District No. 2's Series 2026 Special Assessment Revenue Bonds.

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Conley Smith	President	May 2027
Greg Ludlow	Vice President	May 2029
Kenneth Spencer	Treasurer	May 2027
Dale Bruns	Secretary	May 2027
Vacant		May 2029

DATE: Monday, October 26, 2026

TIME: 10:30 a.m.

PLACE: Via MS Teams

444 Mountain Avenue, Berthoud, Colorado
and via MS Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2QzZjUzNGUtMDg4MC00ZDc1LTk3ZmUtYTU1ZTAyMjhjM2Mz%40thread.v2/0?context=%7b%22Tid%22%3a%223c3a5b9b-a1bf-4ada-8b0c-67d12f28334a%22%2c%22Oid%22%3a%225b87fc06-7808-4c6b-8b35-8b81537b5a82%22%7d

Meeting ID: 245 010 477 747 70

Passcode: wY3c2eD9

Dial in by phone

[+1 872-240-4491](tel:+18722404491), [282360296#](tel:+18722404491) United States, Chicago

[Find a local number](#)

Phone conference ID: 282 360 296#

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum
- B. Call to Order.
- C. Disclosure of any potential Conflicts of Interest.
- D. Approval of Agenda.
- E. Confirm Location of Meeting, Posting of Meeting Notices.
- F. Consent Agenda Items
 - September 28, 2026 Regular Meeting Minutes (enclosed)
 - Consideration and Approval of 2027 Meeting Resolution [All Districts].
 - Consideration and Approval of 2027 Election Resolution [All Districts].
 - Ratification of Nonexclusive Assignment of and Amendment to Temporary Construction Easement Agreement (Grading) [LPI – Ludlow *et al* – District No. 2]
 - Ratification of Engagement of Consultants for Series 2026 GO Bonds and Series 2026 Special Assessment Revenue Bonds [District No. 2]
 - Ratification of final Integrated Project Delivery Agreement with WT Excavating, LLC [District No. 2]
 - Ratification of final Master Services Agreement with WT Excavating, LLC [District No. 2]
- G. Public Comment. Limited to three (3) minutes per person.

II. 2026 BOND ISSUE ITEMS

- A. Special Improvement District (SID)
 - Consider Approval of Resolution Creating the Legacy Park Metropolitan District No. 1, Special Improvement District No. 1 and Waiver of Notice Requirements under Section 31-25-503 [District No. 1]
 - Consider Approval of Resolution Creating the Legacy Park Metropolitan District No. 2, Special Improvement District No. 1 and Waiver of Notice Requirements under Section 31-25-503 [District No. 2]
 - Public Hearing on Proposed Assessment Resolution for Legacy Park Metropolitan District No. 1, Special Improvement District No. 1
 - Consider Approval of a Resolution Assessing the Costs of Certain Improvements to be Financed by District No. 1 to Each Lot within Legacy Park Metropolitan District No. 1, Special Improvement District No. 1 and Prescribing the Manner for the Collection and Payment of Such Assessment [District No. 1]
 - Public Hearing on Proposed Assessment Resolution for Legacy Park Metropolitan District No. 2, Special Improvement District No. 1
 - Consider Approval of a Resolution Assessing the Costs of Certain Improvements to be Financed by District No. 2 to Each Lot within Legacy Park Metropolitan District No. 2, Special Improvement District No. 1 and Prescribing the Manner for the Collection and Payment of Such Assessment [District No. 2]
- B. Series 2026 GO Bonds

- Consideration and approval of a Resolution Authorizing the Issuance Of Limited Tax General Obligation Draw Down Bonds, Series 2026, to be Issued by the District in a Maximum Aggregate Principal Amount of \$12,000,000, for the Purpose of: (I) Paying the Project Costs, (II) Funding the Initial Deposit to the Project Fund, and (III) Paying Other Costs Incurred in Connection with the Issuance of the Series 2026 GO Bonds; Authorizing the Execution of Indentures of Trust and that All Actions be Taken in Connection with the Issuance of the Series 2026 GO Bonds; And Approving Other Documents Related to the Financing and to Security For Payment of the Series 2026 GO Bonds [District No. 2]

C. Series 2026 Special Assessment Revenue Bonds

- Consideration and approval of a Resolution Authorizing the Issuance Of General Special Assessment Revenue, Series 2026, to be Issued by the District in a Maximum Aggregate Principal Amount of \$29,000,000, for the Purpose of: (I) Paying the Project Costs, (II) Funding Capitalized Interest on the Series 2026 Special Assessment Revenue Bonds, (III) Funding the Reserve Fund; and (IV) Paying Other Costs in Connection with the Issuance of the 2026 Special Assessment Revenue Bonds; Authorizing the Execution of the Indenture of Trust and that All Actions be Taken in Connection with the Issuance of the 2026 Special Assessment Revenue Bonds; And Approving Other Documents Related to the Financing and to Security For Payment of the 2026 Special Assessment Revenue Bonds [District No. 2]

D. Subordination Agreement

- Consider Ratification of Acknowledgement of Jurisdiction, Imposition of Special Assessment, and Acknowledgement of Subordination in Accordance with Section 31-25-501 *et seq.*, C.R.S. [District Nos. 1 and 2]
- Consider Ratification of Collateral Assignment of Easement and Development Rights [District No. 2]

E. Consider Approval of Amendment to Engagement Agreement with Simmons & Wheeler, P.C. for Collection Agent Services [District No. 2]

III. LEGAL ITEMS

- A. Consideration and Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings [All Districts]
- B. Consider Approval/Ratification of Public Improvement Escrow Agreement (Legacy Park Filing One) [District No. 2]
- C. Consideration and Approval of First Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and Legacy Park Investors, LLC (LPI), and in connection therewith, refunding the 2026 Note and authorizing the issuance of a new subordinate note to LPI to secure reimbursement of capital advances.

IV. FINANCIAL ITEMS

- A. Review and ratify approval of the payment of claims (enclosures).
- B. Public Hearing regarding the proposed 2027 Budgets.

- C. Consider Adoption of 2027 Budgets; Consider Approval of Resolutions to Adopt 2027 Budgets; Certification of Mill Levy and Appropriate Sums of Money.

V. DISTRICT ENGINEER / CONSTRUCTION MANAGER ITEMS

- A. Consider Approval of Work Order #1 to Master Services Agreement with WT Excavating, LLC for Filing No. 1 Site Mass Grading Construction Management Services [District No. 2]
- B. Consider Approval of Authorization Notice #1 to Integrated Project Delivery Agreement with WT Excavating, LLC for Filing 1 Site Mass Grading Preparation and Other Related Work [District No. 2]

VI. DISTRICT MANAGEMENT ITEMS -

- A. Confirmation of Insurance Requirements and Direction for Necessary Construction Updates

VII. OTHER ITEMS

V. ADJOURNMENT – Next Regular Meeting is scheduled for November 23, 2026 at 10:30am.