NOTICE OF COORDINATED SPECIAL MEETING AND AGENDA
OF THE BOARDS OF DIRECTORS OF THE
UNION COLONY WEST METROPOLITAN DISTRICT NOS. 1-8
AND NOTICE OF FINAL DETERMINATION TO ISSUE BONDS

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively, the "Boards") of the Union Colony West Metropolitan District Nos. 1 - 8 (collectively, the "Districts"), of the City of Greeley, County of Weld, Colorado, will hold a coordinated special meeting and public hearing at the time, date, and location and via videoconference information below, at which meeting it is anticipated that the Boards will make a final determination concerning the issuance or refunding of general obligation indebtedness pursuant to authorizing resolutions, related agreements, and other documents necessary in connection with the issuance of the Union Colony West Metropolitan District No. 5 Limited Tax General Obligation Bonds, Series 2026A and Subordinate Limited Tax General Obligation Bonds, Series 2026B, in an aggregate principal amount not to exceed $18,500,000 (the "Bonds") and for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Boards. 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.

Pursuant to the Supplemental Public Securities Act, at least one individual will be physically present at the meeting location; members of the public may also join the meeting through the Zoom information highlighted below. Per the provisions of Section 32-1-903, C.R.S., as amended by HB21-1278, the District may hold meetings of the Board at a physical location or by telephonic, electronic, or virtual means, or a combination of the foregoing.

UNION COLONY WEST METRO DISTRICT NOS. 1-8 BOARDS OF DIRECTORS

Board of Directors	Office	Term Expiration
Larry Buckendorf	President/Chairman	May 2029
Laira Ziegler	Secretary/Treasurer	May 2027
Joseph Schumacher	V.P./Assist. Sec./Assist. Treas.	May 2029
Adam Bliven	V.P./Assist. Sec./Assist. Treas.	May 2027
Morgan Kidder	V.P./Assist. Sec./Assist. Treas.	May 2027

DATE: **Tuesday November 17, 2026**
TIME: **2:00 p.m., (or as soon thereafter as possible)**
PLACE: **Zoom and Conference and Journey Homes, LLC**
7251 W. 20th St., L-200, Greeley, CO 80634

ACCESS: **To attend via Zoom by using the link below:**
Zoom Meeting Link
Call-in Number: (720)707-2699
Meeting ID: 817 0868 3069
Passcode: 032754

AGENDA

1. Call to Order and Introductions

2. Attendance/Declaration of Quorum/Combined District Meetings/Meeting Notice, Director Qualifications/Disclosure of Potential Conflicts of Interest

3. Consider Approval of the Agenda and Meeting Location

4. Certification of Delinquent Accounts to Weld County

a. Conduct Public Hearing on Certification of Delinquent Accounts to Weld County for collection with 2027 property taxes
b. Consider Approval of Resolution to Certify Delinquent Accounts

5. Consider for Approval Minutes of the February 11, 2026, Special Meeting

6. Financial Items
   a. Consider ratification of prior and approval of current Payment of Claims
   b. Consider ratification of 2025 Audit Exemptions

7. Budget Items (published on November 4th, 2026)
   a. Conduct public hearings on 2026 Budget Amendments (if needed) and 2027 proposed Budgets
   b. Consider approval of 2026 Budget Amendment Resolutions (if needed)
   c. Consider Approval of Resolutions to Approve 2027 Proposed Budgets, Certifying Mill Levies and Appropriating Funds within the 2027 Year.

8. Legal Items
   a. Discuss and Consider Acceptance of Capital Improvements and Cost Certifications related to Public Improvements regarding the Districts

   b. Discuss and Consider Approval of Reimbursement Resolution for Districts

   c. Consideration and Approval of District No. 5 of an Authorizing Resolution Regarding the Issuance of General Obligation Debt consisting of its Limited Tax General Obligation Bonds, Series 2026A and the Subordinate Limited Tax General Obligation Bonds, Series 2026B collectively, in the aggregate principal amount not to exceed $18,500,000 (the "2026 Bonds") including approval of bond/financing issuance parameters and requiring the imposition of ad valorem property taxes for the payment of such Bonds; and including execution, issuance, and delivery of documents necessary to complete the issuance and delivery of documents necessary to complete the 2026 Bond transaction, including a Senior and Subordinate Indenture of Trust, a Capital Pledge Agreement, a Continuing Disclosure Agreement, a Bond Purchase Agreement, a Debt Service Reserve Agreement, and related agreements and certificates, making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.

   d. Consider Approval of District No. 2 of a Resolution Authorizing the Issuance of General Obligation Debt consisting of a Capital Pledge Agreement, by and among District No. 2, District No. 3, District No. 4, No. 5, No. 6 and No. 8 and the trustee and paying agent for the 2026 Bonds, requiring the imposition of ad valorem property taxes and payment of the same to or at the direction of District No. 5 for application to the payment of the 2026 Bonds and other obligations identified therein, and including execution, issuance, and delivery of documents necessary to complete the 2026 Bond transaction, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.

   e. Consider Approval of District No. 3 of a Resolution Authorizing the Issuance of General Obligation Debt consisting of a Capital Pledge Agreement, by and among District No. 2, District No. 3, District No. 4, No. 5, No. 6 and No. 8 and the trustee and paying agent for the 2026 Bonds, requiring the imposition of ad valorem property taxes and payment of the same to or at the direction of District

No. 5 for application to the payment of the 2026 Bonds and other obligations identified therein, and including execution, issuance, and delivery of documents necessary to complete the 2026 Bond transaction, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.

f. Consider Approval of District No. 4 of a Resolution Authorizing the Issuance of General Obligation Debt consisting of a Capital Pledge Agreement, by and among District No. 2, District No. 3, District No. 4, No. 5, No. 6 and No. 8 and the trustee and paying agent for the 2026 Bonds, requiring the imposition of ad valorem property taxes and payment of the same to or at the direction of District No. 5 for application to the payment of the 2026 Bonds and other obligations identified therein, and including execution, issuance, and delivery of documents necessary to complete the 2026 Bond transaction, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.

g. Consider Approval of District No. 6 of a Resolution Authorizing the Issuance of General Obligation Debt consisting of a Capital Pledge Agreement, by and among District No. 2, District No. 3, District No. 4, No. 5, No. 6 and No. 8 and the trustee and paying agent for the 2026 Bonds, requiring the imposition of ad valorem property taxes and payment of the same to or at the direction of District No. 5 for application to the payment of the 2026 Bonds and other obligations identified therein, and including execution, issuance, and delivery of documents necessary to complete the 2026 Bond transaction, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.

h. Consider Approval of District No. 8 of a Resolution Authorizing the Issuance of General Obligation Debt consisting of a Capital Pledge Agreement, by and among District No. 2, District No. 3, District No. 4, No. 5, No. 6 and No. 8 and the trustee and paying agent for the 2026 Bonds, requiring the imposition of ad valorem property taxes and payment of the same to or at the direction of District No. 5 for application to the payment of the 2026 Bonds and other obligations identified therein, and including execution, issuance, and delivery of documents necessary to complete the 2026 Bond transaction, and related documents; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions.

i. Consider Approval of any amendments necessary to the Improvement Acquisition Agreement, Funding and Reimbursement Agreement for Operations and Maintenance and Advance and Reimbursement Agreement for Capital Costs to reflect the 2026 Bond Issuance and related updates to District Promissory Notes (if needed).

j. Consider Approval and Ratification of Engagement of Bond Consultants and Financial Advisors as Necessary to Facilitate the issuance of Bonds secured by general obligation pledge of the Districts.

k. Consider Approval of 2027 Annual Administrative Matters Resolution
l. Discuss and Consider Continued Approval of Exclusion of Workman's Compensation
m. Consider any Updates to Residential Improvement Guidelines & Site Restrictions
n. Consider Approval of Resolution Adopting Policies Concerning Covenant Enforcement and Design Review Services
o. Consider Approval of Resolution Calling May 4, 2027, Regular Election
p. Consider Annual Engagement of District Consultants for 2027

q. 2026 Legislative Update

9. District Manager's Items
   a. Date for 2027 Annual Community Meeting
   b. Trash Contract for 2027 Year

10. Director's Items
    a. Discussion re Status of Development

11. Other Business

12. Public Comments – (comments limited to three (3) minutes per person)

    Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

13. 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.

14. Continuation/Adjournment

Union Colony West Metropolitan District Nos. 1-8
c/o Manager/Accountant: Fromm & Company LLC
PO Box 630588, Highlands Ranch, CO 80163
contact@frommco.us; phone (970) 875-7047