NORTHRIDGE ESTATES METROPOLITAN DISTRICT NOS. 1-3

1113 Cleveland Ave.
Loveland, Colorado 80537-5601
Tel: (970) 494-0609
https://www.northridgeestatesmd.org/

NOTICE OF SPECIAL MEETING AND AGENDA

DISTRICT NO. 1

Board of Directors:	Office:	Term Expiration:
Joshua Montoya	President	May 2027
Sara Freisl	Vice President	May 2029
Kelsey Phillips	Treasurer	May 2029
Angela Garcia	Assistant Secretary	May 2027
Terry Ocana	Director	May 2027*

DISTRICT NO. 2

Board of Directors:	Office:	Term Expiration:
Kyle Moore	President	May 2027
Charlene Brown		May 2027
Elise Dekraai		May 2027*
Vacancy		May 2027
Vacancy		May 2027*

DISTRICT NO. 3

Board of Directors:	Office:	Term Expiration:
Kyle Moore	President	May 2027
Sara Freisl	Vice President	May 2027*
Vacancy		May 2027*
Vacancy		May 2027
Vacancy		May 2027

*This seat will be a two-year term at the May 2027 election

DATE: November 17, 2026
TIME: 5:45 P.M.
LOCATION: ZOOM

THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS:

Join Zoom Meeting
https://us06web.zoom.us/j/86128047199?pwd=kYzEhnHtJ47waYOMewaQA6W5wOCT9p.1
Meeting ID: 861 2804 7199
Passcode: 106276
Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

A. Declaration of Quorum/Call to Order

B. Director Disclosure of any potential Conflicts of Interest

C. Approve Agenda, confirm location of the meeting and posting of meeting notices.

D. Discuss and Consider Appointment(s) to Board Vacancies (District Nos. 2 & 3).

E. Public Comment on non-agenda Items. Comments will be limited to three (3) minutes.

F. Approval of Minutes of the July 30, 2026 Meeting Minutes

II. LEGAL ITEMS

A. Update on Traffic Study

B. Update on Consolidation

C. Review and approve Resolutions Calling May 4, 2027 Regular Election

D. Review and approve Amended and Restated CORA Policy Resolutions

III. DISTRICT MAMAGEMENT ITEMS

A. District Manager's Report.

B. Discuss 2027 Meeting Dates

IV. FINANCIAL ITEMS

A. Review Unaudited Financial Statements through October 31, 2026.

B. Review and ratify / approve payment of claims through October 31, 2026.

C. Conduct Public Hearings on the proposed 2027 Budgets and consider Resolutions to Adopt Budget and to Appropriate Sums of Money and Resolution to Set Mill Levies.

D. Consider the engagement of Fiscal Focus Partners, LLC. to perform 2026 Audit

V. DIRECTOR ITEMS

A. Discuss Requesting Landscape proposal for District Entrances.

B. Discuss ACC Members.

VI. OTHER MATTERS

VII. PUBLIC COMMENT

A. Public Comment. Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.

VIII. ADJOURNMENT