NOTICE OF JOINT SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
REVERE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-9

NOTICE IS HEREBY GIVEN that a joint special meeting of the Boards of Directors of the Revere at Johnstown Metropolitan District Nos. 1-9 located in the Town of Johnstown, Weld and Larimer County, Colorado, will be held on:

Date: Monday, November 2, 2026
Time: 10:00 AM
Location: Via teleconference:
https://advancehoa.zoom.us/j/88178319700
Meeting ID: 88178319700
Call-in Number: +1 719 359 4580

Boards of Directors:	**Office:**	**Term Expires:**
Kelly Beres	President	May 2027
Lars Monson	Assistant Secretary	May 2027
Zane Ross	Assistant Secretary	May 2029
Brandon Jack	Treasurer	May 2027
Owen Lindsey	Secretary	May 2029*

*Director Lindsey was appointed in 2026; therefore, this term will be up for election in 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 June 8, 2026 (enclosure)
   b) Adoption of Joint Resolution Designating Meeting Posting Locations (enclosure)
   c) Ratify First Amendment for Independent Contractor Agreement (District Administration and Accounting Service) with AdvancHOA Management Inc.
6) Legal Matters
   a) 2026 Legislative Overview
   b) Approve Updated Engagement Letters from WBA, PC
   c) Adopt 2027 Joint Annual Administrative Resolution
   d) Adopt Joint Resolution Calling Election (May 2027)
7) Financial Matters
   a) Consider Approval/Ratification of Payables
   b) Consider Approval of Unaudited Financial Statements for period ending September 30, 2026
   c) Conduct Public Hearing on 2026 Budget Amendments
      i) Consider Adoption of Resolution Amending 2026 Budgets
   d) Conduct Public Hearing on 2027 Budgets

i) Consider Adoption of Resolution Adopting 2027 Budgets, Imposing Mill Levy and Appropriating Funds

8) Management Matters
   a) Management Report
   b) Consider Approval of 2027 General Liability Coverage with CSD Pool
   c) Consider Approval of Exclusion from Worker's Compensation Coverage with CSD Pool (or waiver)
9) Other Business
10) Adjournment

Advance HOA Management, Inc.
P.O. Box 370390
Denver, CO 80237
clientservices@advancehoa.com

Phone: 303-482-2213
Fax: 303-495-5895
www.advancehoa.com