

LAW OFFICE OF MICHAEL E. DAVIS, LLC

August 1, 2024

Weld County Clerk & Recorder
1402 North 17th Avenue
Greeley, CO 80631

Division of Local Government
Department of Local Affairs
1313 Sherman Street, Room 521
Denver, CO 80203

Office of the State Auditor
Local Government Audit Division
1525 Sherman Street, 7th Floor
Denver, CO 80203

Town of Johnstown
Town Council
450 S. Parish Ave
Johnstown, CO 80534

RE: 2023 Annual Report

To Whom It May Concern:

Enclosed for your records is the annual report for 2023 for the below captioned district. Please contact me with any questions or concerns. Thank you.

Welty Ridge Metropolitan District No. 1
(f.k.a. High Plains Metropolitan District No. 3)

LAW OFFICE OF MICHAEL E. DAVIS, LLC

Marisa Davis, Senior Paralegal

Enclosure

**WELTY RIDGE METROPOLITAN DISTRICT NO. 1
(F.K.A. HIGH PLAINS METROPOLITAN DISTRICT NO. 3)
COUNTY OF WELD, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2023

Pursuant to the Service Plan for Welty Ridge Metropolitan District No. 1 (f.k.a. High Plains Metropolitan District No. 3) (the “District”), the District is required to provide an annual report to the Town Council. In accordance with the requirements of § 32-1-207(3)(c), C.R.S., the District hereby provides its’ annual report with regard to the following matters:

- a. Description of proposed plan to construct public improvements in the next year;
- b. List of construction contracts executed that year, with the names and a principal contact person for each contractor;
- c. The name and contact information for each Director, District Manager / chief administrator, and the District's attorney;
- d. The date, place and time of regular Board meetings;
- e. Copies of any agreements with the Developer in the report year;
- f. The total acreage of property within the District;
- g. A list of any outstanding debt and debt payment schedules;
- h. Boundary changes made;
- i. Intergovernmental agreements entered into or terminated with other governmental entities;
- j. Access information to obtain a copy of rules and regulations adopted by the board;
- k. A summary of any litigation involving public improvements owned by the District;
- l. The status of the construction of public improvements by the District;
- m. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the Town;
- n. The final assessed valuation of the District as of December 31 of the report year;
- o. A copy of the current year’s budget;
- p. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable;
- q. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District;

- r. Any inability of the District to pay its obligations as they become due under any obligation which continue beyond a ninety (90) day period; and
- s. Certification from the District Board that the District is in compliance with all provisions of the Service Plan.

For the year ending December 31, 2023, the District makes the following report:

- a. Description of proposed plan to construct public improvements in the next year.

The developer is currently working with the Town to create the plan for offsite water and sewer improvements. Construction is anticipated to start in late 2024 or 2025.

- b. List of construction contracts executed that year, with the names and a principal contact person for each contractor.

The District did not execute any construction contracts during the report year.

- c. The name and contact information for each Director, District Manager / chief administrator, and the District's attorney.

The current District Board members are Tod Matuga and Byron Levkulich who can be contacted through legal counsel at specialdistricts@mdavislawoffice.com.

The District does not have a district manager or chief administrator.

Michael E. Davis, Esq., Attorney for the District

- d. The date, place and time of regular Board meetings.

The District's regular Board meetings are held the first Thursday of May and November at 10:00 AM. All regular and special meetings shall be conducted telephonically, electronically, or by other means. No meetings shall be conducted solely at physical locations. If the Board requests that a regular or special meeting have a physical location in addition to a virtual location, that physical location shall be 1400 16th Street, Suite 320, Denver, CO 80202.

- e. Copies of any agreements with the Developer in the report year.

The District did not enter into any agreements with the Developer in the report year.

- f. The total acreage of property within the District.

Approximately 1 acre.

- g. A list of any outstanding debt and debt payment schedules.

The District has not issued any Debt instruments, and has not received any notices of uncured events of default under any Debt instrument.

- h. Boundary changes made.

There were no boundary changes made during the reporting period.

- i. Intergovernmental agreements entered into or terminated with other governmental entities.

The District entered into an Intergovernmental Agreement with the Town of Johnstown in connection with the amended and restated service plan on September 6, 2023.

- j. Access information to obtain a copy of rules and regulations adopted by the board.

The District has not adopted any rules or regulations.

- k. A summary of any litigation involving public improvements owned by the District.

There is no litigation, pending or threatened, against the District of which we are aware.

- l. The status of the construction of public improvements by the District.

No public improvements were constructed by the District during the reporting period.

- m. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the Town.

No facilities or improvements were dedicated to the Town during 2023.

- n. The final assessed valuation of the District as of December 31 of the report year.

\$2,350

- o. A copy of the current year's budget.

A copy of the current year's budget is attached hereto as **Exhibit A**.

- p. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.

The District is currently exempted from audit pursuant to §29-1-604, C.R.S. The Audit Exemption Application for 2023 is attached hereto as **Exhibit B**.

- q. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

The District has not issued any Debt instruments, and has not received any notices of uncured events of default under any Debt instrument.

- r. Any inability of the District to pay its obligations as they become due under any obligation which continue beyond a ninety (90) day period.

There was no inability of the District to pay any of its obligations as they came due, in accordance with the terms of any such obligations.

- s. Certification from the District Board that the District is in compliance with all provisions of the Service Plan.

The District hereby certifies that the information provided herein is true and accurate and, as of the date hereof and except as otherwise expressly stated herein, the District is in full compliance with the District's Service Plan.

Welty Ridge Metropolitan District No. 1
(f.k.a. High Plains Metropolitan District No. 3)

EXHIBIT A

2024 Budget Resolution is available by clicking this [link](#).

EXHIBIT B

2023 Audit Exemption Application is available by clicking this [link](#).