

**CONSOLIDATED ANNUAL ADMINISTRATIVE RESOLUTION OF  
SEVERANCE SOUTH METROPOLITAN DISTRICT NOS. 1-4  
(2026)**

At a consolidated regular meeting of the Boards of Directors of the Severance South Metropolitan District Nos. 1-4, Town of Severance, Weld County, Colorado, held via MS TEAMS: Meeting ID: 257 953 904 297; Passcode: Zb9RE27Q at 10:00 a.m. on November 20, 2025, the following Directors were present:

Kris Pickett  
Eric McCarty  
Lar Voss  
Elizabeth Elston

Also present were: Joan M. Fritsche, Fritsche Law LLC; Kevin Mitts, Wendy McFarland and John Callahan III, Pinnacle Consulting Group, Inc.; Stacy Mast and Alan Matlosz, Stifel.

When the following proceedings were had and done, to wit:

It was moved by Director Pickett to adopt the following Resolution and ratify actions taken in connection herewith:

RECITALS

A. The Severance South Metropolitan District Nos. 1-4 (collectively, the “District”) are quasi-municipal corporations and political subdivisions of the State of Colorado, duly organized and operating pursuant to the Special District Act, § 32-1-101, *et seq.*, C.R.S.

B. The Board of Directors of the District (the “Board”) has a duty to perform certain obligations in order to assure the efficient operation of the District.

C. Each District Director may receive compensation for the Director’s service per meeting attended. § 32-1-902(3)(a)(II), C.R.S.

D. The District is required to publish certain legal notices in a newspaper of general circulation in the District. § 32-1-103(15), C.R.S.

E. The Board is required to meet regularly at a time and in a place to be designated by the Board. § 32-1-903(1), C.R.S.

F. The Board has a duty at its first regular meeting of the calendar year to designate a public posting place within the boundaries of the District for notices of meetings, in addition to posting notices on a website or other official online location, and notices are required to be posted at least 24 hours prior to a regular or special Board meeting. § 32-1-903(1) and § 24-6-402(2)(c)(III), C.R.S.

G. The District is required to hold an Annual Meeting to provide a presentation on the status of the public infrastructure projects within the District and outstanding bonds, if any; a review of unaudited financial statements for that calendar year; and to provide an opportunity for members of the public to ask questions about the District. No official action may take place at the Annual Meeting. Notice of the Annual Meeting must be posted on the Districts’ website and mailed (at the lowest-cost option) to eligible electors within the District or sent via email to any email addresses that have been provided to the District for the purpose of receiving communication from the District § 32-1-903(6), C.R.S.

H. The Board is given authority to obtain insurance for the District and its Directors against liability for injuries for which the District may be liable under the Governmental Immunity Act. § 24-10-115, C.R.S.

I. The District is required to obtain an individual, schedule or surety bond in an amount of no less than \$1,000 per Director and \$5,000 for the Board Treasurer, and to file the bond or certificate of insurance with the District Court and the Division of Local Government. §§ 32-1-901(2) and 902(2), C.R.S.

J. The District is required to file a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor and County Clerk and Recorder, and the Division of Local Government on or before January 1 of each year. § 32-1-306, C.R.S.

K. The District is required to provide notice to the eligible electors of the District between November 16 and January 15 of the subsequent year (“Transparency Notice”), pursuant to § 32-1-809, C.R.S. The Transparency Notice is required to contain the following information:

- The address and telephone number of the principal business office;
- The name and business telephone number of the manager or other primary contact person;
- The names of and contact information for members of the board, the name of the board chair, and the name of each member whose office will be on the ballot at the next regular special district election;
- The times and places designated for regularly scheduled meetings of the board during the year, and the place where notice of board meetings is posted.;
- The current mill levy, and total ad valorem tax revenue received during the last year;
- The date of the next regular special district election of board members;
- The procedure and time to submit a self-nomination form for election to the board;
- Information on the procedures to request permanent absentee voter status; and
- The address of any website on which the special district’s election results will be posted.

Said notice shall be filed with the Division of Local Government, Board of County Commissioners, County Assessor, County Treasurer and County Clerk and Recorder of each county in which the special district is located, and with the governing body of any municipality in which the special district is located, and shall be provided to electors in one or more of the following ways:

- Mailing the notice separately to each household where one or more eligible electors of the special district resides;
- Including the notice as a prominent part of a newsletter, annual report, billing statement, letter, voter information card or other notice sent by the special district to the eligible electors;
- Posting the information on the official website of the special district if there is a link to the district’s website on the official web site of the Division of Local Government;
- For any district that is a member of the Special District Association, by mailing or electronically transmitting the notice to the Special District Association, which shall post the notice on its website.

L. The District is required to establish and maintain an official website in accordance with the current Colorado Technology Accessibility Rules and to annually update the website in a form that is readily accessible to the public with the following information pursuant to §32-1-105(3), C.R.S:

- The names, terms, and contact information for the current directors (homepage);
- Current fiscal year budget and any amendments to the budget;
- The prior year's audited financial statements, or an application for exemption from an audit prepared in accordance with the Colorado Local Government Audit Law;
- A Call for Nominations pursuant to §1-13.5-501 (1), C.R.S., when applicable (homepage);
- Not more than thirty days after an election, certified election results for an election held within the current fiscal year;
- Current map depicting the boundaries of the district;
- No less than 24 hours prior to each meeting, the Meeting Notice containing the agenda and information required by Section 24-6-402 (2)(c)(III), C.R.S.
- The date, time, and location of the Annual Meeting (home page);
- The date, time, and location of scheduled regular meetings (home page);
- The names of the governmental entities that overlap the District's boundaries (home page);
- Information regarding the system or process for contacting someone associated with the District during normal business hours, and outside of regular business hours in an emergency (home page);
- The name of the county or municipality with which the District must file its annual report; and
- A general explanation of what a metropolitan district is, the public improvements and services it provides, the amount of debt it can incur to provide and pay for public infrastructure, what revenue may be used to repay such debt, the maximum mill levy it may assess to repay debt, and how a resident can serve on the Board of Directors.

M. The Board is required to hold a duly noticed public hearing on proposed budgets and amendments, to adopt budgets, and to file copies of the budgets and amendments pursuant to Local Government Budget Law of Colorado. §§ 29-1-101, *et seq.*, C.R.S.

N. Issuers of nonrated public securities must file an annual report with the Department of Local Affairs pursuant to the Public Securities Information Reporting Act. §§ 11-58-101, *et seq.*, C.R.S.

O. The District must record a Special District Disclosure Document and a map of the boundaries of the District with the County Clerk and Recorder at the time of recording any decree or order organizing a special district or including additional property in a special district. § 32-1-104.8, C.R.S.

P. If expenditures and revenues of the District are not in excess of \$200,000, the District may file an application for an exemption from audit with the State Auditor or, if expenditures and revenues of the District are at least \$200,000 but not more than \$1 million the District may file an exemption from audit with the State Auditor in accordance with § 29-1-604, C.R.S., or the governing body of the District shall cause to be made an annual audit of the financial statements for each fiscal year in accordance with § 29-1-603, C.R.S.

Q. The Unclaimed Property Act, §§ 38-13-101, *et seq.*, C.R.S. requires that governmental subdivisions, if applicable, file an annual report listing unclaimed property with the State Treasurer.

R. Elections may be held pursuant to the Special District Act and the Colorado Local Government Election Code, for the purpose of 1) electing members of the District's Board of Directors; 2) to present certain ballot issues to the eligible electors of the District as required by Article X, § 20 of the

Colorado Constitution; and 3) to present certain ballot questions to the eligible electors of the District.

S. The District is required to notify the Division of Local Government of the results of any elections held by the District. § 1-13.5-1305(1), C.R.S.

T. Directors are governed by § 32-1-902(3), C.R.S., which requires such director to disqualify himself or herself from voting on an issue in which he or she has a conflict of interest unless the director has properly disclosed such conflict in compliance with law.

U. The Board is required to elect officers, including a Chairman of the Board and President of the District, a Treasurer of the Board and District, and a Secretary, who may be a member of the Board. § 32-1-902, C.R.S.

V. The Board desires to continue engagement of general counsel for the District to assist with providing legal services and to assist with the operation of the District.

W. The Board desires to continue engagement of an accounting firm to assist with providing financial services, and who shall also be designated as the budget officer required to prepare and submit to the Board a proposed District budget by October 15. §§ 29-1-104 and 29-1-105(3)(d), C.R.S.

X. The Board desires to continue engagement of a management firm to administer the affairs of the District.

Y. Concerning the public records of the District, § 24-72-202(2), C.R.S., defines “Official Custodian” to mean and include any officer or employee of the state, of any agency, institution, or political subdivision of the state or of any local government-financed entity who is responsible for the maintenance, care, and keeping of public records, regardless of whether the records are in his or her actual personal custody and control.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SEVERANCE SOUTH METROPOLITAN DISTRICT NOS. 1-4, WELD COUNTY, COLORADO AS FOLLOWS:

1. The Board determines that each Director shall not receive compensation for services as Directors.

2. The Board designates the *Greeley Tribune* as the newspaper of general circulation within the boundaries of the District for publication of all legal notices.

3. The Board determines to hold consolidated regular 2026 meetings remotely on *May 5 and November 20, 2026* at 10:00 a.m. Regular and special meeting notices shall be posted on the District’s website: [severancesouthmd.live](http://severancesouthmd.live).

4. The Board designates the following locations within the boundaries of each District as the emergency 24-hour posting places for meeting notices if the Districts’ website is unavailable:

**District 1**

N 40°28.813/ W 104°52.147

N 40°28.813/ W 104°52.147

N 40°28.813/ W 104°52.147

**District 2**

N 40°34.891/ W 104°51.984

N 40°28.811/ W 104°51.385

N 40°28.789/ W 104°51.768

**District 3**

N 40°29.256/ W 104°52.214

N 40°29.650/ W 104°52.008

N 40°28.979/ W 104°51.341

**District 4**

N 40°29.651/ W 104°51.498

N 40°29.389/ W 104°51.085

N 40°29.057/ W 104°51.195

5. The Board determines to hold the District’s Annual Meeting immediately prior to the November 20, 2026 regular meeting. The Board directs legal counsel to provide notice of the Annual Meeting pursuant to § 32-1-903(6)(c), C.R.S.

6. When necessary, the Board directs management to obtain and maintain insurance for the District, when necessary, to insure the Directors acting within the scope of employment by the Board against all or any part of such liability for an injury; to insure against the expense of defending a claim for injury against the District or its Board and to maintain bonds or equivalent insurance coverage as required by §§ 32-1-901(2) and 902(2), C.R.S., in an amount of no less than \$1,000 per Director and \$5,000 for the Board Treasurer. The Board directs management and general counsel to file the bond or certificate of insurance with the District Court and the Division of Local Government, when necessary. The Board will annually review all insurance policies in effect.

7. The Board directs management to file an accurate boundary map, as specified by the Division of Local Government, with the Division as may be required by statute.

8. The Board directs management to prepare the Notice to Electors (Transparency Notice) and file copies with the governing body of the municipality in which the District is located, the County Assessor, Treasurer, Clerk and Recorder and the Division of Local Government.

9. The Board directs management to maintain the District’s website in accordance with the current Colorado Technology Accessibility Rules and to periodically update the website as required.

10. The Board designates the District’s accountant to serve as the budget officer, and to submit a proposed budget to the Board by October 15th for the following year, and, in cooperation with general counsel, to schedule a public hearing on the proposed budget; to prepare a final budget, budget resolutions and amendments to the budget, if necessary; to prepare the Mill Levy Public Information form; to certify the mill levy and file the Mill Levy Public Information form on or before December 15; and to file the approved budget and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law of Colorado.

11. The Board directs the accountant to prepare or cause to be prepared for filing with the State Auditor either an Application for Exemption from Audit for the prior fiscal year by March 31<sup>st</sup>; or an audit of the financial statements by June 30<sup>th</sup> to be filed with the State Auditor by July 31<sup>st</sup>.

12. The Board directs the District's accountant to prepare and file the annual public securities report for nonrated public securities issued by the District, with the Department of Local Affairs on or before March 1<sup>st</sup>, if applicable.

13. The Board directs management to prepare the Unclaimed Property Act report and forward the report to the State Treasurer by November 1<sup>st</sup>, if applicable.

14. The Board directs management to provide the Disclosure Document and a map of the District's boundaries to the County Clerk and Recorder, for recording, if applicable.

15. Pursuant to the authority set forth in § 1-1-111, C.R.S. the Board hereby appoints Mandi Kirk as the "Designated Election Official" of the Board for any elections to be held during 2026. The Board hereby grants all powers and authority for the proper conduct of the election to the Designated Election Official, including but not limited to appointing election judges, appointing a canvass board and cancellation, if applicable, of the election. The Board deems it expedient for the convenience of the electors that it shall conduct all regular and special elections of the District via a mail ballot election unless a polling place election is deemed necessary and expressed in a separate election resolution.

16. The Board directs general counsel to prepare and file with the governing body of the municipality that has adopted a resolution of approval of the District, if requested, the quinquennial finding of reasonable diligence.

17. The Board directs legal counsel to prepare and file the prior year's annual report with the Town of Severance, Weld County Board of County Commissioners, the Division of Local Government, and the State Auditor and to deposit a copy of such report with the County Clerk and Recorder and post the annual report on the District's website.

18. The Board has elected the following officers to serve until the next regular election:

President – Kris Pickett  
Vice President – Thomas Donkle  
Secretary/Treasurer – Eric McCarty  
Asst. Secretary & Asst. Treasurer – Lar Voss  
Asst. Secretary & Asst. Treasurer – Elizabeth Elston

19. The Board directs general counsel to file conflict of interest disclosure forms provided by Board members with the Secretary of State no less than seventy-two (72) hours prior to meetings of the Board, if necessary, or at a Board member's request. In addition, written disclosures required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board of Directors of the District when filed with the Secretary of State.

20. The Board extends the current indemnification resolution to allow the resolution to continue in effect as written.

21. The Board continues the engagement of Fritsche Law LLC as general counsel for the District.

22. The District continues the engagement of Pinnacle Consulting Group, Inc., to provide management and accounting services for the District.


23. The Board designates Pinnacle Consulting Group, Inc. to serve as the District's


Custodian of public records, in accordance with § 24-10-110(1.1), C.R.S.

WHEREUPON, the motion was seconded by Director McCarty, and upon vote, unanimously carried. The President declared the motion carried and so ordered.


ADOPTED THIS 20<sup>th</sup> day of November 2025.


SEVERANCE SOUTH METROPOLITAN DISTRICT NO. 1

By  \_\_\_\_\_  
President


Attest:  
 \_\_\_\_\_  
Secretary


SEVERANCE SOUTH METROPOLITAN DISTRICT NO. 2

By  \_\_\_\_\_  
President


Attest:  
 \_\_\_\_\_  
Secretary


SEVERANCE SOUTH METROPOLITAN DISTRICT NO. 3

By  \_\_\_\_\_  
President

Attest:  
 \_\_\_\_\_  
Secretary

SEVERANCE SOUTH METROPOLITAN DISTRICT NO. 4

By  \_\_\_\_\_  
President

Attest:  
 \_\_\_\_\_  
Secretary









# 2025-11-20 Cons Annual Admin Reso (2025)

Final Audit Report

2026-04-29

Created:	2026-04-27
By:	Mandi Kirk (mandi@fritschelaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-WEM_ooB7X04ihG9A_Vs_uXmQ52zyMEQ

## "2025-11-20 Cons Annual Admin Reso (2025)" History

-  Document created by Mandi Kirk (mandi@fritschelaw.com)  
2026-04-27 - 5:57:43 PM GMT
-  Document emailed to Kris Pickett (krispickett101@gmail.com) for signature  
2026-04-27 - 5:57:48 PM GMT
-  Document emailed to Eric McCarty (eric@frlwc.com) for signature  
2026-04-27 - 5:57:49 PM GMT
-  Email viewed by Eric McCarty (eric@frlwc.com)  
2026-04-27 - 5:58:13 PM GMT
-  Email viewed by Kris Pickett (krispickett101@gmail.com)  
2026-04-27 - 6:54:26 PM GMT
-  Document e-signed by Eric McCarty (eric@frlwc.com)  
Signature Date: 2026-04-27 - 7:16:30 PM GMT - Time Source: server
-  Document e-signed by Kris Pickett (krispickett101@gmail.com)  
Signature Date: 2026-04-29 - 1:53:13 PM GMT - Time Source: server
-  Agreement completed.  
2026-04-29 - 1:53:13 PM GMT