**NOTICE AND AGENDA OF MEETING**
**VIEWPOINT NORTH STATE AFFORDABILITY INFRASTRUCTURE DISTRICT NO. 1**
www.viewpointnorthsaid.com

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Viewpoint North State Affordability Infrastructure District No. 1 and to the general public that the Viewpoint North State Affordability Infrastructure District No. 1 will hold a meeting open to the public as follows:

**Wednesday, November 18th, 2026, at 4:00 p.m.**
**via Teleconference**

*This meeting will be held via teleconferencing and can be joined through the directions below:*

https://us06web.zoom.us/j/81219532305?pwd=EOt6HrMgtxGRvmg96lXbMWlBbcYLVh.1
Meeting ID: 812 1953 2305; Passcode: 295820; Call-in Number: 1(720)707-2699

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|---|---|
| Duane Hunn | Term to November 2, 2031 |
| Alex Herrera | Term to November 2, 2030 |
| Denise Hunn | Term to November 2, 2029 |

The Agenda for the Meeting is as follows:

1. Call to Order

2. Discuss and Acknowledge Receipt of Directors' Written Disclosure Statements Previously Submitted pursuant to A.R.S. § 38-503 (**enclosures**)

3. Discuss and Consider Approval of Agenda (*Items cannot be added to the agenda during the meeting*)

4. Discuss and Consider Election of Officers: Chair, Vice-Chair, and Secretary

5. Discuss and Consider a Resolution Appointing WBA, PC as District Clerk and CliftonLarsonAllen as District Treasurer (**enclosure**)

6. Call to the Public: This is the time for the public to comment. Members of the Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing consultants to study the matter, responding to criticism or scheduling the matter for further consider and decision at a later date.

7. Notice of Actions to be Ratified: The District proposes ratifying the actions below which may have been taken in violation of Open Meeting Law. The public may obtain a written description of the actions to be ratified, and all deliberations, consultants, and decisions by

members of the public body that preceded and relate to this action to be ratified by contacting WBA, PC at 303-858-1800, 8:00 a.m. – 5:00 p.m. at least 72 hours in advance of the meeting.

a. Ratification of Formation Order (AFA Matter No. SAID-2026-09-002, issued November 2, 2026, and recorded November 3, 2026) (**enclosure**)
b. Ratification of General Plan (recorded November 3, 2026) (**enclosure**)
c. Ratification of Disclosure Statement of Locations Where All Notices of the Meetings of the District Will be Posted (**enclosure**)
d. Ratification of Establishment of District Website and Purchase of Domain Name
e. Ratification of Professional Services Agreement with Heatherly Creative for Website Creation and Maintenance (**enclosure**)

8. Legal Matters
    a. Discuss and Consider Adoption of Bylaws (**enclosure**)
    b. Discuss and Consider Adoption of 2026-2027 Annual Administrative Resolution (**enclosure**)
    c. Discuss and Consider Action Related to District Website Setup
    d. Discuss and Consider Adoption of Resolution Adopting a General Records Retention Schedule (**enclosure**)
    e. Discuss and Consider Approval of Special District Disclosure Notice as required by §48-7045 (**enclosure**)
    f. Discuss and Consider Adoption of Resolution Providing for the Defense and Indemnification of Directors and Employees of the District (**enclosure**)
    g. Discuss and Consider Adoption of Resolution Establishing an Electronic Signature Policy (**enclosure**)
    h. Insurance & Liability
        i. Discuss and Consider Action Regarding Insurance Requirements (public official's liability, general liability, comprehensive crime) (**enclosure**)
        ii. Discuss and Consider Approval of Agreement for Insurance Services (**enclosure**)
        iii. Discuss and-Consider Approval of Property and Liability Insurance Limits and Deductibles (**enclosure**)
    i. Engagement of Consultants
        i. Discuss and Consider Approval of Engagement Letter with WBA Local Government Law for Legal Services (**enclosure**)
        ii. Discuss and Consider Approval of Master Services Agreement and Scope of Work with CliftonLarsonAllen, LLP for Accounting Services (**enclosure**)
        iii. Discuss and Consider Approval of Professional Services Agreement (On-Going Engineering Services) with The Connextion Group (**enclosure**)
    j. Developer Agreements
        i. Discuss and Consider Approval of Funding and Reimbursement Agreement (Operations and Maintenance) with VPN Development, LLC (**enclosure**)

k. Discuss and Consider Adoption of Resolution Accepting Consent to Waiver of VPN Development, LLC and Confirming Waiver for Assessments and Assessment Bonds pursuant to A.R.S. § 48-7041(H) (**enclosure**)

9. Financial Matters
    a. Discuss and Consider Action re Applications for Federal Employer Identification Number and Need for Director Social Security Number
        i. Discuss and Consider Approval of Execution of (1) Form SS-4 Application for Federal Employer Identification Number; (2) Arizona Form 5000, Transaction Privilege Tax Exemption Certificate; and (3) Application for Assignment of Arizona Statewide Pooled Collateral Program Numbers (**enclosure**)
    b. Discuss and Consider Establishment of Bank Accounts and Authorize Signers on the Accounts (with all checks requiring two signatures)
    c. Discuss and Consider Adoption of Resolution Approving Proposed Budget and Providing for a Public Hearing on the Budget for the Fiscal Year Ending June 30, 2027 (**enclosure**)
    d. Proposed 2027 Bond Issuance
        i. Discuss and Consider Approval of Engagement Letter with Taft Stettinius & Hollister LLP as Disclosure/Bond Counsel (**enclosure**)
        ii. Discuss and Consider Approval of Engagement Letter with Piper Sandler & Co. for Underwriter Services (**enclosure**)
        iii. Discuss and Consider Approval of Engagement Letter with CliftonLarsonAllen, LLP for Cash Flow Forecast (**enclosure**)
        iv. Discuss and Consider Approval of Professional Services Agreement (Benefits Study) with The Connextion Group (**enclosure**)
        v. Discuss and Consider Authorizing Submittal of Feasibility Study to the Arizona Finance Authority pursuant to A.R.S. § 48-7008 and Payment of Review Fee

10. Adjourn

Persons with a disability may request reasonable accommodations by contacting Alyssa Gerk at 303-858-1800, Monday through Friday, 8:00 a.m. – 5:00 p.m. Requests should be made as early as possible to arrange the accommodation.