NOTICE OF SPECIAL MEETING OF
SERRATOGA FALLS METROPOLITAN DISTRICT NO. 3

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors (the "Board") of Serratoga Falls Metropolitan District No. 3 (the "District"), located in the Town of Timnath, Larimer County, Colorado, will be held on:

Date: November 20, 2026
Time: 5:00 PM
Location: Via teleconference:
https://advancehoa.zoom.us/j/86812772947
Meeting ID: 868 1277 2947
Call: (719) 359-4580

District No. 3

Board of Directors:	**Office:**	**Term Expires:**
Carise Charles	Vice President	May 2027
Barry Block	Treasurer	May 2027
Jared Scott	Director	May 2029
Vacant		May 2027
Vacant		May 2029

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) Administrative Matters
    a) Approval of Minutes of the July 30, 2026 Special Meeting
    b) Consider Appointment to Fill Board Vacancies
    c) Consider Election of Board Officers
6) Review Proposed 2027 Budget
    a) Public Hearing on Proposed Amended 2026 Budget
        i) Consider Adoption of Resolution to Amend 2026 Budget and Appropriate Sums of Money
    b) Public Hearing on Proposed 2027 Budget
        i) Consider Adoption of Resolution to Adopt 2027 Budget, Set Mill Levy, and Appropriate Sums of Money
7) Financial Matters
    a) Ratification of Filing of the 2025 Audit

b) Consider Authorizing a Board Member to Execute Engagement Letter with Auditor for 2026 Audit Services

c) Approval/Ratification of Payables

d) Approval of Unaudited Financial Statements

8) Legal Matters

a) Consider Adoption of Annual Administrative Matters Resolution

i) Proposed 2027 Board Meeting Dates: _____

b) Consider Adoption of Resolution Calling May 4, 2027 Regular Election

c) Consider Adoption of Resolution and Policy Regarding the Certification of Delinquent Accounts to Larimer County

9) Management Matters

a) Management Report

b) Consider Approval of Meter Replacements in Common Areas

c) Discussion of Paving Bid

d) Discussion of ACC

e) Discussion of Fees for 5531 Homeward Drive

10) Executive Session: An executive session may be called upon affirmative vote of two-thirds of the quorum of the Board present pursuant to Section 24-6-402(4)(b) and (e), C.R.S. for the purpose of receiving legal advice and discussing negotiating positions related to a disagreement over delinquent amounts owed to the District by the owner of 5531 Homeward Drive

11) Requests for Proposals for District Services

a) Discussion and Consideration of Proposals for Legal Services

i) Consider Approval of Engagement Letter with Selected Firm for General Counsel Services

b) Discussion and Consideration of Proposals for District Management Services

i) Consider Approval of District Management Agreement with Selected Firm

c) Discussion and Consideration of Proposals for Landscape Maintenance and Snow Removal Services

i) Consider Approval of 2027 Landscape Maintenance and Snow Removal Agreement(s)

12) Other Business

13) Adjournment