

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

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

Date: July 30, 2025

Time: 6:30 PM

Location: Via video/teleconference:

<https://advancehoa.zoom.us/j/87480813639>

Meeting ID: 87480813639

Boards of Directors:

Peter Champion

Carise Charles

Barry Block

Anthony L. Kleibecker

Jared Scott

Office:

President

Vice President

Treasurer

Secretary

Director

Term Expires:

May 2027

May 2027

May 2027

May 2029

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) Committee Reports (where applicable)
 - a) ACC Report
 - b) Open Spaces Committee Report
- 6) Administrative Matters
 - a) Approve Minutes of Regular Meeting held on March 5, 2026
- 7) Financial Matters
 - a) Consider Approval/Ratification of Payables
 - b) Consider Approval of Unaudited Financials for period ending June 30, 2026
- 8) Legal Matters
- 9) Management Matters
 - a) Management Report
 - b) Discussion of Water Service Agreement with Ryan from Mosaic
 - c) Discussion of Front Entrance Landscaping Maintenance Responsibilities
 - d) Discussion of Design Review Fee
 - e) Consider Approval of Bid from Rose Paving and discussion of mapping priority
 - f) Discussion of fees for 5531 Homeward
- 10) 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 5331 Homeward Drive
- 11) Other Business



12) Adjournment

The next Regular Meeting of the Board of Directors is scheduled for:
November 26, 2025

