

**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: October 05, 2026

Time: 6:30 PM

Location: Via video/teleconference:

<https://advancehoa.zoom.us/j/87467402567>

Meeting ID: 87467402567

Boards of Directors:

Vacant
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 Special Meeting held on July 30, 2026
- 7) Financial Matters
 - a) Consider Approval/Ratification of Payables
 - b) Consider Approval of Unaudited Financials for period ending August 31, 2026
 - c) Ratification of Filing of the 2025 Audit
- 8) Legal Matters
 - a) Consider Adoption of Resolution and Policy Regarding the Certification of Delinquent Accounts to Larimer County
- 9) Management Matters
 - a) Management Report
 - b) Discussion of Paving Bid
 - c) Discussion of ARC and Board Vacancy
 - d) 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 5531 Homeward Drive

11) Other Business

Advance HOA Management, Inc.
P.O. Box 370390
Denver, CO 80237
clientservices@advancehoa.com



Phone: 303-482-2213
Fax: 303-495-5895
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12) Adjournment

The next Regular Meeting of the Board of Directors is scheduled for:
November 5, 2026 (2027 Budget Hearing)

