

THIRD CREEK METROPOLITAN DISTRICT NOS. 1 & 3

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.thirdcreekmetro.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: July 31, 2025

TIME: 10:00 a.m.

LOCATION: Starbucks
10339 Tower Road
Commerce City, CO

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTRkMjJkMDMtOTeyMS00YjcwLTg3NGYtYjJmYTQ2YmI3M2Uw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 713 956 777#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Conan Blakemore	Treasurer	May, 2029
Hannah Abad	Secretary	May, 2027
Vacant	Director	May, 2027
Vacant	Director	May, 2027
Vacant	Director	May 2029

I. ADMINISTRATIVE MATTERS

- A. Confirm a quorum.
- B. Call to order and confirmation of location of meeting and posting of meeting notices.
- C. Present disclosures of potential conflicts of interest.
- D. Consider approval of Agenda.
- E. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- F. **[District Nos. 1&3]** Consider appointment of officers.

President: _____
Secretary: _____
Treasurer: _____
Assistant Secretary: _____
Assistant Secretary: _____

II. CONSENT AGENDA

- A. **[District Nos. 1&3]** Review and consider approval of the January 30, 2025 Regular Meeting Minutes (enclosure).
- B. **[District Nos. 1&3]** Ratify agreement with Streamline for website services (enclosure).
- C. **[District No. 1]** Ratify agreement with Independent District Engineering Services, LLC (“IDES”) for 2025 Cost Certification Services (enclosure).
- D. **[District No. 1]** Ratify Resolution Accepting Eligible Costs Incurred by Cowley Management, LLC Pursuant to the Amended and Restated Improvement Acquisition, Advance and Reimbursement Agreement (enclosure).
- E. [District Nos. 1 & 3] Review and consider adoption of First Amendment to 2025 Meeting Resolution (enclosure).

III. FINANCIAL MATTERS

- A. **[District No. 1]** Review and consider approval of the June 30, 2025 Unaudited Financial Statements and Schedule of Cash Position as of July 17, 2025 (enclosure).
- B. **[District No. 1]** Approve and/or ratify approval of payment of claims (enclosure).
- C. **[District No. 1]** Review and ratify approval of Indenture of Trust Requisition #10 between District No. 1 and UMB Bank to reimburse Developer for District Eligible Costs in the amount of \$237,818.18 (enclosure).
- D. **[District No. 1]** Review and ratify approval of Indenture of Trust Requisition #11 between District No. 1 and UMB Bank to reimburse Developer for District Eligible Costs in the amount of \$5,862.75 (enclosure).
- E. **[District No. 1]** Review and consider acceptance of draft 2024 Audit. Authorize execution of management representation letter (enclosures).

IV. LEGAL MATTERS

- A. **[District No. 1]** Review and consider approval of Second Amendment to Agreement Concerning Construction of Offsite Public Improvements (TCMD No. 1/TCMD No.2/Lennar Colorado, LLC) (enclosure).

V. MANAGER MATTERS

VII. DIRECTORS' MATTERS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

The next regular meeting is scheduled for October 30, 2025.