

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: October 30, 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_MTA0NWU0ZWYtZmJiMS00YTg2LTg5OTktYmMwYTRhODlkMjdm%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: 150 600 836#

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

II. CONSENT AGENDA

- A. **[District Nos. 1&3]** Review and consider approval of the July 31, 2025 Regular Meeting Minutes and July 31, 2025 Annual Meeting Minutes (enclosures).
- B. **[District Nos. 1&3]** Consider approval of Resolution No. 2025-10-01 Regarding Administrative Matters (enclosure).
- C. **[District Nos. 1&3]** Consider approval of Resolution No. 2025-10-02 2026 Meeting Resolution (enclosure).
- D. **[District Nos. 1&3]** Consider approval of First Amendment to Amended and Restated Public Records Policy (enclosure).
- E. **[District Nos. 1&3]** Ratify the acceptance and filing of the 2024 Annual Report (enclosure).

III. FINANCIAL MATTERS

- A. **[District No. 1]** Review and consider approval of the September 30, 2025 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- B. **[District No. 1]** Approve and/or ratify approval of payment of claims (enclosure).
- C. **[District No. 3]** Public Hearing to consider amendment of the 2025 Budget. Consider approval of Resolution to Amend the 2025 Budget (enclosures).
- D. **[District No. 1]** Public Hearing on the proposed 2026 Budget and consider approval of Resolution No. 2025-10-03 to Adopt the 2026 Budget, Certification of Mill Levies and Appropriate Sums of Money (enclosures).
- E. **[District No. 3]** Public Hearing on the proposed 2026 Budget and consider approval of Resolution No. 2025-10-04 to Adopt the 2026 Budget, Certification of Mill Levies and Appropriate Sums of Money (enclosures).
- F. **[District No. 1]** Consider approval of the engagement letter with Biggs Kofford to prepare the 2025 Audit (enclosure).

IV. LEGAL MATTERS

- A. **[District No. 1]** Consideration and approval of Second Amendment to Amended and Restated Improvement Acquisition, Advance and Reimbursement Agreement with Cowley Management, LLC (enclosure).
- B. **[District No. 1]** Consideration and approval of Third Amendment to 2022 Funding and Reimbursement Agreement with Cowley Management, LLC, and in connection therewith, refunding of Subordinate Note and issuance of new Subordinate Note for operating advances (enclosure).

V. MANAGER MATTERS

- A. **[District No. 1&3]** Consider approval of CliftonLarsonAllen LLP Statement(s) of Work for 2026. Review and acknowledge CLA Cash Access Policy (enclosures).
- B. **[District No. 1&3]** Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any) (enclosure).
- C. **[District No. 1&3]** Review and consider approval of worker's compensation for 2026.
- D. **[District No. 1&3]** Consider renewal of SDA membership.

VI. DIRECTORS' MATTERS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

There are no more regular meetings scheduled for 2025.