

CCP METROPOLITAN DISTRICT NO. 3 (“DISTRICT”)

7555 E. Hampden Ave., Suite 501

Denver, CO 80231

720-213-6621

www.ccpmetrodistricts.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Friday, November 7, 2025

TIME: 11:30 a.m.

LOCATION: ZOOM

ACCESS: **The meeting may be joined through the directions below:**

https://zoom.us/j/8830224247

Password: 0000

Meeting ID: 883 022 4247

One tap mobile: +17193594580,,8830224247#,,,,*0000#

Board of Directors

Office

Term Expires

Sarah A. Laverty

May, 2029

Cameron R. Bertron

May, 2029

Don Stage

May, 2029

Judy Duran

Assistant Secretary

May, 2027

Joel Scott

Assistant Secretary

May, 2027

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest and confirm quorum.

B. Approve agenda; confirm location of meeting, posting of meeting notice.

C. Discuss results of May 6, 2025 cancelled election.

D. Consider the appointment of officers.

President: _____

Secretary: _____

Treasurer: _____

Assistant Secretary(ies): _____

E. Review and consider approval of May 2, 2025 Regular Meeting Minutes (enclosure).

E. Public Comment.

F. Discuss business to be conducted in 2026 and location (virtual and/or physical) of meetings. Schedule regular Board meetings and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

G. Discuss and consider approval of 2026 insurance renewal. Consider approval of documents needed to maintain insurance coverage through the Colorado Special Districts Property and Liability Pool and T. Charles Wilson Insurance Service and discuss the following related items:

1. Authorize renewal of District's insurance and Special District Association ("SDA") membership for 2026.
-

II. OPERATIONS AND MAINTENANCE

A. Discuss operation and maintenance services for 2025:

1. Consider approval of Service Agreement for Landscape Services between the District and Brightview Landscape Services, Inc. (enclosure).
-

2. Consider approval of Service Agreement for Snow Removal Services between the District and Brightview Landscape Services, Inc. (enclosure).
-

3. Consider approval of proposal for Pond Maintenance from Brightview Landscape Services, Inc. (enclosure).
-

4. Consider approval of proposal for 2026 Tree/Plant Health Care Services from Brightview Landscape Services, Inc. (enclosure).
-

5. Consider approval of proposal for Winter Watering from Brightview Landscape Services, Inc. (enclosure).
-

6. Consider approval of proposal from Masterful Masonry for North and South wall repairs (enclosure).
-

7. Review and approve Service Agreement with Spear Security Denver for 2026 security services.
-

8. Discuss 2026 towing services.
-

9. Discuss 2026 trash removal services.
-

- B. Discuss status of the design work for Pond A by Ware Malcomb Inc.
-

III. FINANCIAL MATTERS

- A. Review and consider ratification and/or approval of payment of claims (enclosure).
-

- B. Review and consider acceptance of Unaudited Financial Statements, dated September 30, 2025 (enclosure).
-

- C. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
-

- D. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Draft 2026 Budget and Resolutions).
-

- E. Authorize District Accountant to prepare, and appoint Board Member to sign, the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
-

- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.
-

- G. Consider appointment of District Accountant to prepare 2027 Budget.

- H. Consider approval of the engagement of Haynie & Company to perform the 2025 Audit (to be distributed).

- I. Discuss and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2026 Accounting Services (enclosure).

- J. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

IV. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.

- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026 (District Transparency Notice).

V. OTHER BUSINESS

- A. Discuss rate increase for management services and consider approval of Change Order No. 3 to Service Agreement for District Management Services between the District and Public Alliance, LLC (enclosure).

- B. Confirm scheduling Annual Meeting and publication of Notice pursuant to the Service Plan for December 8, 2025 at 10:00 a.m. via Zoom.

VI. ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR THE REMAINDER OF 2025.