

**CCP METROPOLITAN DISTRICT NO. 3 (“DISTRICT”)**

**7555 E. Hampden Ave., Suite 501**

**Denver, CO 80231**

**720-213-6621**

[www.ccpmetrodistricts.com](http://www.ccpmetrodistricts.com)

**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** Friday, June 5, 2026

**TIME:** 11:30 a.m.

**LOCATION:** ZOOM

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

Join Zoom Meeting  
<https://zoom.us/j/83709415095>  
Meeting ID: 837 0941 5095  
One tap mobile  
+17193594580,,83709415095#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Sarah A. Lavery		May, 2029
Cameron R. Bertron		May, 2029
Joel Scott	Assistant Secretary	May, 2027
VACANT		May, 2029
VACANT		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. Approve agenda; confirm location of meeting, posting of meeting notice and designate 24-hour posting location.  
\_\_\_\_\_
- D. Acknowledge the resignations of Judy Duran and Donald Stage from the Board of Directors (enclosures).  
\_\_\_\_\_
- E. Discuss vacancies on the Board and consider the appointment of qualified candidates, Eugene Dechant and Rod Valdez, to the Board of Directors of the District (Notice of Vacancies published April 30, 2026). Administer Oaths of Office.  
\_\_\_\_\_

- F. Consider the appointment of officers.

President: \_\_\_\_\_  
Secretary: \_\_\_\_\_  
Treasurer: \_\_\_\_\_  
Assistant Secretary(ies): \_\_\_\_\_

- G. Public Comment.
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## II. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.

- a. Review and consider approval of the November 7, 2025 Regular Meeting Minutes and December 8, 2026 Special Meeting Minutes (enclosures).
  - b. Ratify approval of Service Agreement for Masonry Services between the District and Masterful Construction & Contracting LLC (to be distributed).
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## III. OPERATIONS AND MAINTENANCE

- A. Discuss vandalism and status of insurance claims.
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- B. Review proposals for site lighting repair work and/or solar conversion (enclosures).
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- C. Review proposals for irrigation repair work (enclosure).
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- D. Discuss construction damage and repair work (enclosure).
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- E. Maintenance Report.
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## IV. FINANCIAL MATTERS

- A. Review and consider ratification and/or approval of payment of claims (enclosure).
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- B. Review and consider acceptance of Unaudited Financial Statements, dated March 31, 2026 (enclosure).
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- C. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
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- D. Review and consider acceptance of the District's 2025 Audit (enclosure) and authorize execution of the Representations Letter.
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V. LEGAL MATTERS

- A. \_\_\_\_\_

VI. OTHER BUSINESS

- A. \_\_\_\_\_

VII. ADJOURNMENT

**THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 7, 2026.**