

**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, Larimer County, Colorado, will be held on:

DATE: Monday, July 29, 2024
TIME: 6:00 p.m.
PLACE: Town of Timnath - Community Room
4750 Signal Tree Dr
Timnath, CO 80547

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Reed Miller	President	May 2025
Peter Champion	Secretary	May 2027
John Nelson	Treasurer	May 2025
Dr. Carise Charles	Director	May 2027
Barry Block	Director	May 2027

**Due to appointment, these terms were originally slated to last until 2027, but will be considered for election at the May 2, 2025 Election*

AGENDA

1. Call to Order / Establish Quorum / Disclosure of Potential Conflicts of Interest
2. Discuss/Approve Agenda
3. Board Introductions
4. Public Comment, Comments are limited to three (3) minutes per person
5. Landscape update from Bath Landscaping & Irrigation
6. Committee Reports (where applicable)
 - a. ACC Report
 - b. Open Spaces Committee Report
7. Administrative Matters
 - a. Approve Minutes of Regular Meeting held on November 9, 2023 (enclosure)
8. Financial Matters
 - b. Presentation of unaudited Financial Statements for the period ended June 30, 2024 (enclosure)
 - c. Consider ratification of payables for the period through June 30, 2024 (enclosure)
 - d. Status of 2022 and 2023 Audits
 - e. Discuss and Consider Turnover of Delinquent Accounts to Collections
9. Approve/Ratify filing of 2023 Annual Report
10. District Matters
 - a. Discuss request for homeowners survey priorities

- b. Discuss ADA Document and Website Compliance

11. Landscaping Matters

- a. Consider approval of Bath Landscaping & Irrigation proposal for pathway refurbishment (enclosure)
- b. Consider approval of request from District 2 homeowners install trees on common area at their expense (enclosure)
- c. Consider approval of request from homeowner to add a tree behind 991 Larimer Ridge at their expense (enclosure)
- d. Consider approval of request from District 2 homeowners to review/remove cottonwood trees in District 3 common areas due to roots invading property
- e. Consider approval of request from homeowner regarding vet bill (enclosure)
- f. Discuss status of Town of Timnath approval of Landscaping
- g. Discuss status of landscaping of entrance way off CR5
- h. Discuss the need for vole/prairie dog mitigation
- i. Consider approval of proposal from Bartlett Tree Top- Tree Care Program (enclosure)

12. Other Business

13. Next Meeting:

- a. Discuss scheduling an additional meeting
- b. Annual Town Hall / Budget Hearing: Thursday, November 7, 2024

14. Adjournment