THIRD CREEK METROPOLITAN DISTRICT NO. 2

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 12, 2026

TIME: 11:00 a.m.

LOCATION: Via Microsoft Teams

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

https://teams.microsoft.com/meet/2452784934511563?p=AvCO8vNSs8oey7zLKl

To attend via telephone, dial 720-547-5281 and enter Conference ID: 537 234 141#

Board of Directors	Office	Term Expires
Kent Pedersen	President	May, 2027
Debra Hessler	Treasurer	May, 2027
Jennifer Thornbloom	Assistant Secretary	May, 2029
Brian Stockton	Assistant Secretary	May, 2029
Adam Heyman	Assistant Secretary	May, 2027
Lisa Jacoby	Secretary	Non-elected

I. ADMINISTRATIVE MATTERS

A. Call to order. Confirm quorum, location of meeting and posting of meeting notice. Approve Agenda.

B. Present disclosures of potential conflicts of interest.

C. 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.

D. Approval of July 9, 2026 Regular Meeting Minutes and July 9, 2026 Annual Meeting Minutes (enclosures).

E. Discuss business to be conducted in 2027 and establish regular Board meeting dates. Consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure) [Suggested meeting dates – February 11, May 13, July 15 and November 11, 2027 at 11:00 a.m.].

F. Consider date for 2027 Statutory Annual Meeting.

G. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2027 (District Transparency Notice).

H. Discuss requirements of Section 32-1-306, C.R.S. and direct staff regarding compliance for 2027 (Annual Map Filing).

I. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime) and authorize 2027 renewal of insurance coverage through the Colorado Special Districts Property and Liability Pool and membership renewal in the Special District Association (enclosures).

II. CAPITAL IMPROVEMENTS MATTERS

A. Acknowledge the completion of Matrix Design Group, Inc. Project Management Services under that certain Service Agreement for Project Management Services, dated April 20, 2023 between the District and Matrix Design Group, Inc.

1. Approve continuing Project Management Services to be performed by Lennar Colorado, LLC under that certain Project Coordination Agreement, dated October 5, 2022.

B. Review and consider acceptance of the Matrix Design Group, Inc. July and August, 2026 Capital Projects Status Reports (enclosures).

C. Review and ratify approval of the following capital contracts authorized by Construction Committee, in the amounts and scopes set forth in the Capital Projects Status Report:

- Change Order No. 4 with **Clear Creek Civil LLC** (Landscape and Irrigation Contract) for tree watering in the amount of $2,500.00 (enclosure).

- Change Order No. 4 with **Matrix Design Group** for project management services in the amount of $30,000.00 (enclosure).

- Change Order No. 11 with **Alpine Civil Construction** (Roadway Contract) for roadway striping adjustments in the amount of $62,800.93 (enclosure).

- Change Order No. 12 with **Alpine Civil Construction** (Roadway Contract) in the deductive amount of <$240,873.62> (enclosure).

- Change Order No. 16 with **Alpine Civil Construction** (Off-Site Sanitary Sewer Contract) for sanitary sewer extension in the deductive amount of <$87,025.10> (enclosure).

III. FINANCIAL MATTERS

A. Review and consider acceptance of the following Engineer's Report and Verification of Costs Reports, prepared by Schedio Group, LLC for Public Improvement Costs.

1. Engineer's Report and Verification of Costs Report No. 30 in the amount of $695,253.17 (enclosure).

2. Engineer's Report and Verification of Costs Report No. 31 in the amount of $1,078,214.41 (enclosure).

3. Engineer's Report and Verification of Costs Report No. 32 in the amount of $614,834.66 (enclosure).

4. Engineer's Report and Verification of Costs Report No. 33 in the amount of $96,594.01 (enclosure).

B. Discuss and consider ratification of the following Third Creek Draw Requests.

1. Draw Request No. 29 in the amount of $299,577.60 (enclosure).

2. Draw Request No. 30 in the amount of $166,499.89 (enclosure).

C. Review and consider ratification of **paid claims** in the amount of $2,803,380.92 (enclosure).

D. Review and consider acceptance of the September 30, 2026 Unaudited Financial Statements and Schedule of Cash Position, updated as of November 4, 2026 (enclosure).

E. Conduct Public Hearing to consider amendment of the 2026 Budget. Consider adoption of Resolution to Amend the 2026 Budget (enclosures).

F. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).

G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Accountant / District Manager / District Counsel to file the Certification with the Board of County Commissioners and other interested parties.

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

I. Consider appointment of District Accountant to prepare 2028 Budget.

J. Discuss statutory requirements for an audit. Consider engagement of an auditor to perform an Audit for 2026 or authorize District Accountant to obtain proposals to perform the 2026 Audit.

IV. LEGAL MATTERS

A. Status of creation of Homeowner's Association and governing documents for same.

B. Consider approval of Fourth Amendment to Operations Funding Agreement ("OFA").

C. Review and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions (enclosure).

D. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

E. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

F. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

V. MANAGER MATTERS

A. Review and consider approval of CLA Statements of Work for 2027-2029 Management and Accounting Services. Review and acknowledge CLA Cash Access Policy (enclosures).

VI. OTHER BUSINESS

VII. ADJOURNMENT

THERE ARE NO FURTHER BOARD MEETINGS SCHEDULED FOR 2026.