NOTICE OF REGULAR MEETING
THOMPSON CROSSING METROPOLITAN DISTRICT NO. 3
November 3, 2026

NOTICE IS HEREBY GIVEN that the Board of Directors of the **THOMPSON CROSSING METROPOLITAN DISTRICT NO. 3,** of the Town of Johnstown, County of Larimer, State of Colorado, will hold a regular meeting at 7:30 a.m., on Tuesday, November 3, 2026, via videoconference at https://us06web.zoom.us/j/84643685057?pwd=xfbb5onsP830ODqDIK4jfVrWklNgys.1 and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 846 4368 5057, Passcode: 656981. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

Agenda

1. Call To Order/Declaration of Quorum
2. Directors Matters/Disclosure Matters
3. Approval of/Additions To/Deletions From the Agenda
4. Public Comment (*limited to 3 minutes, per person*)
5. Approval of Minutes
    a. Consider Approval of July 1, 2026 Special Meeting Minutes
    b. Consider Approval of October 23, 2026 Consolidated Study Session Minutes
6. Legal Matters
    a. Consider Adoption of Annual Resolution
        1. Election of Officers
        2. Regular Meeting Date/Location
    b. Consider Approval of Election Resolution
        1. Consider Approval of Engagement of Community Resource Services of Colorado, LLC
    c. Consider Approval of Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings
    d. 2026 Legislative Memorandum
    e. Other
7. Financial Matters
    a. Public Hearing on Proposed 2026 Second Budget Amendment
        i. Public Comment Period
        ii. Consider Approval of Resolution Approving Proposed 2026 Second Budget Amendment and Appropriate Sums of Money
    b. Public Hearing on Proposed 2027 Budget
        i. Public Comment Period
        ii. Consider Approval of Resolution Approving Proposed 2027 Budget, Certification of Mill Levy, and Appropriate Sums of Money

c. Consider Approval/Ratification of Claims
d. Consider Acceptance of Interim Financial Report
e. Other

8. Management Matters
    a. Consider Approval of Resolution Adopting Amended Rules and Regulations and Non-District User Fees for the Thompson River Ranch Pool and Facilities
    b. Consider Approval of Resolution Providing for the Adoption of Amended Design Guidelines – Rules and Regulations
    c. Consider Request for Approval from Clayton Properties Group, Inc. for Transfer/Acceptance of Property/Improvements and Related Matters
9. Other Business
    a. Consider Approval of Engagement of/Contract Extension for Service Providers:
        i. Consider Ratification of First Amendment and Approval of Second Amendment to Clubhouse Cleaning Services Contract with Sals Superior Cleaning LLC
        ii. Consider Approval of Security Services Contract with Citadel Security Group, LLC
        iii. Consider Approval of Pool and Clubhouse Maintenance Services Contract with Foothills Facilities Maintenance, LLC
        iv. Consider Approval of Lifeguard Services Contract
        v. Consider Approval of First Amendment to Professional Landscape Architectural and Survey Services Contract with Terracina Design LLC for Dog Park Project
        vi. Consider Approval of First Amendment to Management Services Agreement with Timberline District Consulting, LLC
        vii. Consider Approval of Legal Services Proposal from Altitude Community Law P.C.
        viii. Consider Approval of Landscape Maintenance and Snow Removal Services Contract with Environmental Design, LLC
        ix. Consider Approval of Statement(s) of Work with CliftonLarsonAllen LLP
            1. Review and Acknowledge Cash Access and Internal Controls Memorandum
        x. Consider Approval of 2026 Audit Engagement Letter
10. Adjourn

BY ORDER OF THE BOARD OF DIRECTORS:
THOMPSON CROSSING METROPOLITAN DISTRICT NO. 3

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation
General Counsel to the District