

NOTICE OF SPECIAL MEETING
THOMPSON CROSSING METROPOLITAN DISTRICT NO. 3
July 1, 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 special meeting at 4:00 p.m., on Wednesday, July 1, 2026, via videoconference at https://us06web.zoom.us/j/87375578381?pwd=SL0wXbm6q9GFvfWhTu8gSmLf9VQzUS.1&js_t=1 and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 873 7557 8381, Passcode: 114070. 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 For Matters Not on Agenda (*limited to 3 minutes, per person*)
5. Approval of Minutes
 - a. Consider Approval of February 27, 2026 Special Meeting Minutes
 - b. Consider Approval of May 5, 2026 Consolidated Study Session Annual Meeting Minutes
6. Legal Matters
7. Financial Matters
 - a. Public Hearing on Proposed 2026 Budget Amendment
 - i. Public Comment Period
 - ii. Consider Approval of Resolution Approving Proposed 2026 Budget Amendment and Appropriate Sums of Money
 - b. Consider Approval/Ratification of Claims
 - c. Consider Acceptance of Cash Sheet

- d. Consider Ratification of 2025 Audit
8. Management Matters
- a. Update on Review of Reservation Rental Fee for Thompson River Ranch Community Center Rental
 - b. Consider Approval of Resolution Adopting Amended Rules and Regulations and Non-District User Fees Concerning Age Requirements and Pool Use for the Thompson River Ranch Clubhouse and Thompson River Ranch Pool
 - c. Consider Ratification of Pool and Clubhouse Maintenance and Lifeguard Services Contract with Foothills Facilities Maintenance, LLC
 - d. Consider Approval of Professional Landscape Architectural and Survey Services Contract with Terracina Design, LLC for Design of Dog Park
9. Executive Session
10. Other Business
11. Adjournment

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

By: /s/ ICENOGLÉ | SEEVER | POGUE
A Professional Corporation

General Counsel to the District