PALISADE PARK NORTH METROPOLITAN DISTRICT NO. 3
("DISTRICT")

450 E. 17th Avenue, Suite 400
Denver, CO 80203
Phone: 303-592-4380
https://palisadeparknorthmetropolitandistrict3.specialdistrict.org/

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 12, 2026
TIME: 10:00 a.m.
LOCATION: ZOOM

Join Zoom Meeting
https://us02web.zoom.us/j/88312377765?pwd=0yVox7tJ8Uvw03D0uP75JdHtMzKfJN.1
Meeting ID: 883 1237 7765
Passcode: 065215
Dial In: 1-719-359-4580

Board of Directors:	**Office:**	**Term/Expiration:**
Garrett Baum	President	2029/May 2029
Richard "Kevin" Schneider	Treasurer	2027/May 2027
William R. Branyan	Secretary	2029/May 2029
Bonner Gilmore	Assistant Secretary	2027/May 2027
Zachary Knight	Assistant Secretary	2027/May 2027

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Confirm quorum, location of meeting and posting of meeting notice. Approve agenda.

C. Public Comment. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.

D. Review and consider approval of the July 22, 2026 statutory annual meeting minutes and the July 22, 2026 regular meeting minutes (enclosure).

E. Discuss business to be conducted in 2027 and location (virtual and/or physical) of meetings. Schedule regular meeting dates (*July 21 and November 10, 2027 at 10:00 a.m. via Zoom*) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

F. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.

G. Acknowledgement of acquisition of Streamline by Civic Plus.

H. Insurance Discussion.

1. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

2. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027, confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.

II. FINANCIAL MATTERS

A. Review and accept the unaudited financial statements (to be distributed).

B. Review and ratify approval of the payment of claims in the amount of $197,285.79 (enclosure).

C. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

D. 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).

E. 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 Counsel to file the Certification with the Board of County Commissioners and other interested parties.

F. Review and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).

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

H. Discuss and consider approval of Audit Engagement Letter between the District and Flynn CPA, LLC for performance of the District's 2026 Audit (enclosure).

III. LEGAL MATTERS

A. Review and consider acceptance of Construction Related Expenses for Public Improvements - Distribution Request Nos. 55-56, from RG and Associates, LLC and authorize reimbursement to UF Kevamra 725, LLC pursuant to the Facilities

Funding and Acquisition Agreement by and between the District and UF Kevamra 725, LLC, as amended (enclosures).

B. Discuss and consider approval of First Amendment to Intergovernmental Agreement for Amphitheater Operations Cost Sharing by and among Palisade Metropolitan District No. 1, Palisade Metropolitan District No. 2, Palisade Park North Metropolitan District No. 1, Palisade Park North Metropolitan District No. 2, the District and Palisade Park West Metropolitan District.

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

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

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

F. 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).

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

H. Discuss status of conveyance of public improvements to the District.

IV. CONSTRUCTION / OPERATIONS MATTERS

A. Discuss District services for 2027 and consider approval of necessary service agreements for related services.

1. Discuss and authorize approval of necessary Task Orders under the Master Service Agreement for Landscape Maintenance and Snow Removal Services by and between the District and Vargas Property Services, Inc.

B. Discuss matters relative to District construction process and authorize necessary actions in connection therewith.

V. OTHER BUSINESS

A. None.

III. ADJOURNMENT

There are no regular meetings for the remainder of 2026.