

PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NOS. 1-3

2001 16th St, Ste 1700

Denver, CO 80202

Phone: 303-779-5710

www.promenademetro.specialdistrict.org

NOTICE OF JOINT REGULAR MEETING AND AGENDA

DATE: November 2, 2026

TIME: 2:15 p.m.

LOCATION: Via Zoom

ACCESS: To attend via Zoom, use the below link:

<https://us06web.zoom.us/j/84242417448?pwd=19Kk4teDPqROH3V7T6pptnYCiKzAn3.1>

Meeting ID: 842 4241 7448

Passcode: 806262

Call-in Number: 720-707-2699

Board of Directors

Tim O'Connor

Kelly Goodnough

Scott Hall

Dustin Anderson

Vacant

Office

President

Treasurer/Secretary

Assistant Secretary

Assistant Secretary

Director

Term Expires

May, 2029

May, 2029

May, 2027

May, 2029

May, 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, and posting of meeting notices.
- D. 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 per person.

- E. **MD1-3:** Review and consider adoption of the Joint Annual Administrative Resolution (2027) (**enclosure**).

Annual Meeting: first Monday of July at 2:00 p.m.

Regular Meetings: first Monday of July and November at 2:15 p.m.

II. CONSENT AGENDA

- A. **MD1-3:** Review and consider approval of minutes from the October 1, 2026 joint special board meeting and October 9, 2026 joint special meeting minutes (**enclosures**).
- B. **MD2:** Approval of Claims Listing totaling \$182,641.48 (**enclosure**).
- C. **MD1-3:** Review and consider approval of Special District Disclosure Notice Pursuant to § 32-1-809, C.R.S.
- D. **MD2:** Review and consider approval of Independent Contract Agreement Asphalt Maintenance Services from Alliance Commercial Maintenance Services, Inc. for asphalt maintenance services in the amount of \$50,494.40 (**enclosure**).

III. CAPITAL IMPROVEMENTS AND MAINTENANCE MATTERS

- A. **MD2:** Review and consider approval of Work Order No. 2 with Bluebird Maintenance Co. for 2027 street cleanup and portering services in the amount of \$11,450 (**enclosure**).
- B. Discuss landscape maintenance matters.
 - a. **MD2:** Review and consider approval of Independent Contractor Agreement with Environmental Designs, LLC (“EDLLC”) for 2027 landscaping services including Commons Park maintenance in the amount not to exceed \$131,692.31(**enclosure**).
 - b. **MD2:** Review and consider approval of Independent Contractor Agreement with EDLLC for 2026-2027 snow removal services (**enclosure**).
 - c. **MD2:** Review and consider approval of Work Order No. 9 from EDLLC for 2026 Round 1 – winter watering in the amount of \$4,603.80 (**enclosure**).
- C. Other capital improvement matters.

IV. FINANCIAL MATTERS

- A. **MD1-3:** Review and accept September 30, 2026 Financial Statements, Cash Position Reports and Property Tax Schedules (**enclosures**).
- B. **MD1-3:** Review and Acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (**enclosure**).

- C. **MD1-2:** Conduct Public Hearings to consider amendment of the 2026 Budgets. Consider adoption of Resolutions to Amend the 2026 Budgets (**enclosures**).
- D. **MD1-3:** Conduct Public Hearings on the proposed 2027 Budgets and consider adoption of Resolutions Adopting Budgets and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2027 (**enclosures**).
- E. **MD1-3:** Review and consider approval of the engagement letters with Dazzio & Associates, PC to prepare the 2026 Audit in the amount of \$16,800 (\$5,600 per District) (**enclosures**).
- F. **MD1:** Consider approval of updated Term Sheet with JPMorgan Chase Bank, N.A.

V. LEGAL MATTERS

- A. **MD1-3:** Consider Approval of Updated WBA, PC Engagement Letter (**enclosures**).
- B. **MD1-3:** Discuss May 4, 2027 Regular Directors' Election and consider adoption of Joint 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 (enclosure). Self- Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions (**enclosure**).

VI. MANAGER MATTERS

- A. **MD1-3:** Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (**enclosures**).
- B. **MD1-3:** Review and consider approval of workers' compensation coverage for 2026 (enclosures).
- C. **MD2:** Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2027 Public Management Services and Client Accounting & Advisory Services (**enclosures**)

VII. OTHER BUSINESS

VIII. ADJOURNMENT

There are no remaining regular meetings scheduled for 2026.