

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 SPECIAL MEETING AND AGENDA

DATE: October 1, 2026

TIME: 11:00 a.m.

LOCATION: Via Zoom

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

<https://us06web.zoom.us/j/85773127714?pwd=pzMJJ8NIIyEnmR1wuLyV0P7U0pK2r2.1>

Meeting ID: 857 7312 7714

Passcode: 421885

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 that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

- A. Review and consider approval of July 6, 2026 Annual Meeting Minutes and July 6, 2026 Joint Regular Meeting Minutes (enclosures).
- B. Ratification of Work Order No. 1 with Bluebird Maintenance for the addition of New Abbey Lane in the amount of \$1,250 (enclosure).
- C. Ratification of Work Order No. 6 with Environmental Designs, LLC for Home Street Pond Erosion Control in the amount of \$15,715.17 (enclosure).
- D. Ratification of Work Order No. 7 with Environmental Designs, LLC for Irrigation Inverter Replacement in the amount of \$634.56 (enclosure).
- E. Ratification of Work Order No. 8 with Environmental Designs, LLC for Tree Replacements in the amount of \$29,917.86 (enclosure).
- F. Ratification of 2025 Consolidated Annual Report (enclosure).
- G. Ratification Acceptance of 2025 Audits (enclosure).

III. CAPITAL IMPROVEMENTS AND MAINTENANCE MATTERS

- A. Review and consider approval of New Abby Lane maintenance proposals from Alliance Commercial Maintenance:
 - i. Asphalt Removal & Replace, Crack Sealing, Seal Coating - \$50,494.40 (enclosure).
 - ii. Asphalt Resurfacing - \$98,782.70 (enclosure).
- B. Review and discuss cost allocation approach for street maintenance (enclosure).
- C. Discuss Hillside Erosion and Stormwater Runoff and Review Potential Mitigation Options (enclosures).

IV. LEGAL MATTERS

V. MANAGER MATTERS

- A. Update on Revised Mapping.
- B. Rueter Hess Pipeline Project - Notice of Interest (enclosure).

VI. FINANCIAL MATTERS

- A. Review CAM Fee AR Aging Report (enclosure).
- B. Discuss Potential Refinancing.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular scheduled meeting is November 2, 2026 (Budget Hearing).