NOTICE AND AGENDA OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
WATER VALLEY METROPOLITAN DISTRICT NO. 3

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the Water Valley Metropolitan District No. 3 (the "District"), of the Town of Windsor, Weld County, Colorado, will hold a special meeting at 6:00 pm, or as soon thereafter as possible, on Monday November 16th, at the Windsor Recreation Center, 250 11th St, Windsor, CO 80550 (Redwood/Buckeye Room), and via ZOOM Video and Teleconference as noted below. The meeting is being held for the purpose of addressing those matters set out in the agenda below as same may be amended at the time of the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: Monday November 16, 2026
Time: 6:00 p.m., or as soon thereafter as possible
Meeting Info: Zoom Meeting Link
Call-in Number: (720) 707-2699
Meeting ID: 852 8501 7041
Passcode: 199337

BOARD MEMBERS

Directors	Office	Term
Larry Buckendorf	President/Chairman	May 2027
Laira Ziegler	Secretary/Treasurer	May 2027
Troy Morris	V.P./Assist. Sec./Assist. Treas.	May 2029
Adam Bliven	V.P./Assist. Sec./Assist. Treas.	May 2029
Morgan Kidder	V.P./Assist. Sec./Assist. Treas.	May 2029

AGENDA

1. Call to Order

2. Disclosure of Potential Conflicts of Interest

3. Consider Approval of the Agenda and Meeting Location

4. Certification of Delinquent Accounts to Weld County
   a. Conduct Public Hearing on Certification of Delinquent Accounts to Weld County for collection with 2027 property taxes
   b. Consider Approval of Resolution to Certify Delinquent Accounts

5. Consider for Approval Minutes of the November 18, 2025 Special Meeting

6. Financial Items
    a. Consider ratification of prior and approval of current Payment of Claims
    b. Consider ratification of 2025 Audit
    c. Financial Statements (to be reviewed with the proposed 2027 budget)

7. Budget Items
    a. Conduct public hearings on 2026 Budget Amendment (if needed) and 2027 proposed Budget
    b. Consider approval of 2026 Budget Amendment Resolution (if needed)
    c. Consider Approval of Resolution to Approve 2027 Proposed Budget, Certifying Mill Levies and Appropriating Funds within the 2027 Year.

8. Legal Items
    a. Consider Approval of 2027 Annual Administrative Matters Resolution
    b. Discuss and Consider Approval of Continued Exclusion of Workman's Compensation
    c. Consider Approval of any updates to Residential Improvement Guidelines & Site Restrictions ("RIGSR")
    d. Consider Approval of Resolution Adopting Policies Concerning Covenant Enforcement and Design Review Services
    e. Consider Approval of any updates to District Funding Agreements and/or Promissory Notes (if needed).
    f. Consider Approval of Resolution Calling May 4, 2027 Regular Election
    g. Consider Annual Engagement of District Consultants for 2027
    h. 2026 Legislative Update

9. Manager's Items
    a. Date for 2027 Annual Community Meeting

10. Director's Items

11. Other Business

12. Continuation/Adjournment