AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 3 ("DISTRICT")

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Denver, CO 80202
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NOTICE OF REGULAR MEETING AND AGENDA

DATE: December 2, 2026

TIME: 2:00 p.m.

LOCATION: Microsoft Teams Videoconference

ACCESS: To attend via Microsoft Teams Videoconference, use the link below:
https://teams.microsoft.com/meet/2551691474858779?p=UqNpbY2GjZzr0QrbZK

Dial in by phone: 720-547-5281; Phone conference ID: 557 160 907#

Board of Directors	Office	Term Expires
Ferdinand L. Belz, III	President	May, 2029
Gregg Johnson	Treasurer	May, 2027
Mark T. Throckmorton	Secretary	May, 2027
Henry (Rick) Wells	Assistant Secretary	May, 2029
Vacant		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 that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

D. Review and consider approval of Minutes of the September 2, 2026 Regular Board Meeting (enclosure).

E. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (proposed dates/time: first Wednesday of June and December, 2027 at 2:00 p.m.) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

F. Discuss Section 32-1-809, C.R.S., reporting requirements (Transparency Notice) and mode of eligible elector notification for 2027 (post on SDA website).

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

H. Acknowledgement of acquisition of Streamline by Civic Plus.

II. FINANCIAL MATTERS

A. Review and consider acceptance of the October 31, 2026 Unaudited Financial Statements (enclosure).

B. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

C. 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 (enclosure).

D. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certifications"). Direct District Accountant to file the Certifications with the Assessor and other interested parties.

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

F. Review and consider approval of Engagement Letter by and between the District and Wipfli LLP for preparation of 2026 Audit (enclosure).

G. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP.

III. LEGAL MATTERS

A. Review and consider adoption of 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. Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues and/or questions (enclosure).

B. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update.

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

D. 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).

IV. MANAGER MATTERS

A. 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.

V. CAPITAL IMPROVEMENTS

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no regular meetings scheduled for the remainder of 2026.