

## RECORD OF PROCEEDINGS

### MINUTES OF THE SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE TALON POINTE METROPOLITAN DISTRICT

**HELD:** Monday, November 14, 2022 @ 5:00 P.M. Mountain Time Via  
teleconference

#### ATTENDANCE

A special meeting of the Board of Directors of the Talon Pointe Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Justin Baumgartner  
Jimmy Oge  
Damon Brown  
Emmanuel Graves  
Anthony Jamroz

Also present: Angela Elliott and Fallon Redmond, Teleos Management, District Managers; Heather Hartung, White Bear Ankele Tanaka & Waldron, District Counsel; Eric Weaver and Cheri Curtis, Marchetti & Weaver, LLC, District Accountants; Kim Herman and Jordan Honea, DR Horton; and members of the public.

#### CALL TO ORDER/DECLARATION OF QUORUM

On behalf of the Board, Director Baumgartner called the meeting to order at 5:04 p.m.

#### CONFLICTS OF INTEREST DISCLOSURES

Ms. Hartung advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Hartung inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

#### APPROVAL OF AGENDA

Director Baumgartner requested moving Financial Matters ahead of Legal Matters and adding budget scenarios prepared by Marchetti & Weaver as F. a. Following discussion, upon motion duly made, seconded and upon vote, the Board unanimously approved the Agenda as amended.

## **PUBLIC COMMENT**

Homeowner Drew Gungrich questioned about meetings in general and posting requirements.

Homeowner Julie Wesimann questioned about posting requirements and to confirm landscaping was on the agenda.

Homeowner Steffen Borgwardt requested email invitations to the meetings via eblasts.

Homeowner Jake Dickey questioned operation fees and how to receive emails.

Anthony Jamroz (as a resident) requested the residence input be addressed per item on the agenda; wants more communication from the District to the community.

Homeowner Melissa Melbye questioned in person meetings and receiving drafts of meeting packets.

Teleos is to start including meeting packet on the Districts website prior to a meeting starting with the next meeting and to send e-blasts to the community with the agenda prior to the meeting.

Damon Brown (as a resident) questioned about fees and due date for fees on the website.

## **DIRECTORS MATTERS**

Tabled - Discussion and possible Action on the Fourth Amendment to the Residential Site Improvement Guidelines and Rules and Regulations.

## **FINANCIAL MATTERS**

### **a. Financial Reports.**

Mr. Weaver informed the Board that Talon Pointe Coordinating Metropolitan District will be dissolving.

Mr. Weaver provided alternative operations funding scenarios for the 2023 proposed budget that was presented. Scenario 1: 20 mills adjusted and fees on homes only. Scenario 2: increase mills to 40 and no operations fee. Scenario 3: increase to 48 mills and no fees; Scenario 4: 40 mills adjusted, decreased operation fees. Scenario 5: 30 mills adjusted and decreased operation fees.

Discussion followed on vacant lot fee and imposing a lesser amount that what is charged to residential lot.

At this time (6:32 pm) the zoom link was stopped. Marchetti & Weaver provided a new link. The Budget Hearings will be rescheduled following publication information. No official action was taken beyond this point.

## **MANAGEMENT MATTERS:**

### **c. Discussion and possible action on 2022-2023 Snow Removal Contracts.**

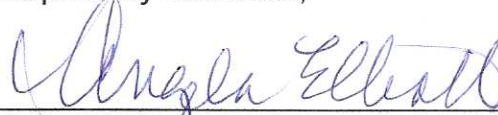
Following discussion, the Board approved BrightView as the snow removal contractor. Action will be ratified at the next meeting.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 7:51 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and were approved by the Boards of Directors of the special meeting of Talon Pointe Metropolitan District.

Respectfully submitted,

  
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Secretary of the Board