

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE TALON POINTE METROPOLITAN DISTRICT

HELD: Thursday, May 12, 2022 @ 1:00 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:

Jimmy Oge (excused absent)
Damon Brown
Emmanuel Graves
Anthony Jamroz
Justin Baumgartner

Also present: Angela Elliott and Don Cullen, Teleos Management, District Managers; Blair Dickhoner and Heather Hartung, White Bear Ankele Tanaka & Waldron, District Counsel; Eric Weaver, Marchetti & Weaver, LLC, District Accountants; and members of the public.

CALL TO ORDER

Quorum was established and on behalf of the Board, District Manager Elliott called the meeting to order at 1:04 p.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Mr. Dickhoner advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner 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 Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Dickhoner inquired into whether members of the Board 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 Board to act.

PUBLIC COMMENT (please limit comments to 3 minutes)

Homeowners / members of the public were in attendance.. Ms. Hutchinson asked regarding the imposition of the operation fee. Accountant for the District suggested that comments/questions wait until after the financial report. Many of the questions would be

listed and explained at that time. Homeowners would be allowed to question comment after.

ELECTION OF OFFICERS:

Following discussion upon motion duly made, seconded, upon vote and unanimously carried, the following directors were elected to the following office:

Justin Baumgartner	President
Anthony Jamroz	Secretary
Emmanuel Graves	Treasurer
Damon Brown	Assistant Secretary
Jimmy Oge	Assistant Secretary

APPROVAL OF AGENDA

Upon motion duly made by Director Jamroz, seconded by Director Graves and unanimously carried, the Board approved the Agenda as presented.

Consider Approval of Minutes May 2, 2022, Special Meeting

After discussion, upon a motion duly made by Director Jamroz, seconded by Director Baumgartner and upon vote, motion unanimously carried, the Board approved the minutes as presented. It was noted that while these members did attend last meeting, they were NOT board members at time of meeting.

FINANCIAL MATTERS:

Mr. Weaver presented the March 31, 2022, financials. The fund balances as of the March 31, 2022, date: \$17,436 Operating Fund; \$1,334,214 Debt Service Fund; and, \$3,095,682 in the Capital Fund.

After discussion, upon a motion duly made by Director Graves, seconded by Director Brown and upon vote, motion unanimously carried, the Board accepted the March 31, 2022, financials presented.

LEGAL ITEMS:

No specific legal issues to discuss. Blair Dickhoner introduced Heather Hartung to board. She will assume the day-to-day role/tasks for legal counsel. Mr. Dickhoner will still be available, but Ms. Hartung will be primary contact moving forward.

DIRECTOR ITEMS:

Director Brown noted landscape and the number of trees throughout the community that are dead and or struggling. District Manager Elliot mentioned that trees are no longer under warranty. Management did acknowledge the previous board approved winter water and deep root fertilization to help existing trees and mitigate additional lose.

Tree replacement is noted and will be addressed but current budget restrictions is a major factor to replace trees.

Director Jamroz noted the high cost of water bills from last summer and asked if steps are being taken to alert the District prior to large leaks/waste. District Manager Cullen noted regularly scheduled conversations with new landscape irrigation tech to identify and adjust water usage.

It was also noted that Water Fountain will come online and that may have an impact as well. No measurable baseline has been established to date so this summer will be very telling regarding water usage for the future.

Director Graves asked if it were possible to video and record the District meetings. Ms. Hartung Hartung will send an email to board members discussion the pros and cons.

MANAGEMENT ITEMS:

a. Board meeting Schedule/dates and time

Manager Elliott asked the new board members if the dates and times are for the remaining meetings are suitable, although a special meeting can be held with notice.

Following discussion, upon motion made, seconded, upon vote and unanimously carried, the Boards changed the August 11, 2022, meeting date to August 22, 2022, at 5 p.m. and November Budget Hearing and Meeting dates is November 14, 2022 at 5 pm.

Manager also asked if any board members were interested in overseeing any specific areas of the community.

Attending Board members responded by offering to meet with and attend future landscape reviews, design review, and covenant issues. No specific committee dates set at this time. Manager Cullen will forward coordinate future requests as needed.

OTHER BUSINESS: None

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:55 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,



Secretary of the Board