

**NOTICE OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
TALON POINTE METROPOLITAN DISTRICT**

DATE: Thursday August 10, 2023
TIME: 5:00 P.M. Mountain Time
PLACE: Via teleconference (see below)

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of Talon Pointe Metropolitan District (“TPMD”) will be held via teleconference and can be attended through the directions below. The meeting is open to the public.

Join Zoom Meeting
<https://us06web.zoom.us/j/88998826786?pwd=M01jMC90MzByd2Q0WVpleFJLTG1kQT09>
Meeting ID: 889 9882 6786
Passcode: 192741
One tap mobile
+17193594580,,88998826786# US
+17207072699,,88998826786# US (Denver)

Talon Pointe Metropolitan District Board of Directors

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term</u>
Justin Baumgartner	President	2025
Anthony Jamroz	Treasurer	2025
Estella Lancaster	Secretary	2027
Vacant	Asst. Secretary	2025
Vacant	Asst. Secretary	2027
Angela Elliott	Secretary to the Board	

AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
5. Consent Agenda – The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.
 - a. Approval of June 29, 2023, Special Meeting TPMD Minutes (**enclosure**)
 - b. Ratify Cease and Desist Letter Regarding Water Trespass (**distributed under separate cover**)
 - c. Approval of Second Amended and Restated Resolution Establishing Guidelines for the Collection of Delinquent Fees and Charges (**enclosure**)
6. Director Matters

- a. Update on chase drains installed by DR Horton
 - b. Update on removal of tree stakes
 - c. Discussion on noise ordinance in community
 - d. Discussion and possible action on obtaining a reserve study
 - e. Conduct Interviews of Potential Applicants for Vacant Director Positions
 - f. Consider Appointment(s) and Administer Oath(s) (**distributed under separate cover**)
 - g. Discussion on House Bill 23-1105 – Metropolitan District Homeowners’ Rights Task Force and the need to provide notification of the Metro residents and the creation of the task force.
 - h. Review of the current resident improvement application process and define approving parties, and review of the current resident applications pending review and approval, if applicable.
7. Legal Matters
- a. Discuss Notification to Residents of Metropolitan District Homeowners’ Rights Task Force
 - b. Discuss Town Hall/Annual Meeting Scheduling for November 9, 2023 at 4pm
8. Financial Matters
- a. Ratification of Claims
 - b. Financial statements, if available
9. Management Matters
- a. Management report
 - b. Discussion on Delinquencies and possible action
 - c. Update on Waterfall status
 - d. Discussion on Snow and Landscaping for 2024
 - e. Town Hall Meeting/Budget Meeting
10. Other Business
11. Adjourn

TPMD Remaining 2023 Meeting: November 9th at 5pm via Zoom.