

RECORD OF PROCEEDINGS

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

HELD: Monday, July 25th, 2022 @ 2:00 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 Gabrielle Gavito, Teleos Management, District Managers; Heather Hartung, White Bear Ankele Tanaka & Waldron, District Counsel; Eric Weaver and Rick Gonzales, Marchetti & Weaver, LLC, District Accountants; and members of the public.

CALL TO ORDER

On behalf of the Board, Director Baumgartner called the meeting to order at 2:02 p.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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.

PUBLIC COMMENT (please limit comments to 3 minutes)

Homeowner Austin inquired about the sidewalk repairs. DR Horton will look into the repairs if it is the City or the builder.

Director Graves brought up communications from Homeowner Aul on Quince Circle and the weeds in the native area. Director Baumgartner discussed meeting with the

landscapers today and working on a bid for weed mitigation and other landscape issues in the community.

APPROVAL OF AGENDA

Upon motion duly made by Director Graves, seconded by Director Oge and unanimously carried, the Board approved amending the Agenda, adding Audit Extension Application under Financial Matters.

FINANCIAL MATTERS:

- a. A discussion was held in regard to the payment of district expenses and though a limited amount comes through the District, a board member in addition to Director Oge needs to approve the expenses.

- b. A discussion was held in regard to the bank account signatures and bill.com. Following discussion, upon motion duly made by Director Oge, seconded by Director Baumgartner, upon vote and unanimously carried, the Board approved adding Director Baumgartner to the bank account as a signor and to bill.com for approving bills.

- c. Following discussion, upon motion duly made by Director Graves, seconded by Director Oge, upon vote and unanimously carried, the Board approved the audit application extension until September 30, 2022, for the 2021 audit.

LEGAL ITEMS:

- a. Ms. Hartung the Eight Amendment to Indenture of Trust (TPMD). Upon motion duly made by Director Baumgartner, seconded by Director Graves, upon vote and unanimously carried, the Board approved the amendment as presented.

DIRECTOR ITEMS:

- a. Variance request for artificial turf – 15641 Syracuse Way
Manager Elliott asked the Board for variance approving artificial turf for the backyard due to the contradicting governing documents. Upon motion duly made by Director Graves, seconded by Director Oge, upon vote and unanimously carried, the Board approved the variance as presented.

Manager Elliott mentioned another request for artificial turf but Management has not received the final documents from homeowner.

Further discussion followed on amending the guidelines prepared in 2018. Directors Jamroz and Graves will work with Management on drafting the sections of guidelines and sending to Legal Counsel for finalization.

MANAGEMENT ITEMS: None

OTHER BUSINESS:

Director Jamroz discussed drainage issues on the southern path and potential safety risk for homeowners. Director Jamroz will forward information to Management and Legal Counsel and add to August issue.

Director Graves inquired about the FAQ's to be added to August agenda.

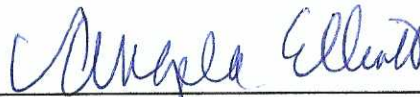
Director Baumgartner asked Homeowner Aul to share her concerns. She discussed the concerns of watering the weeds at the end of her street.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:37 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