

RECORD OF PROCEEDINGS

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

HELD: Thursday, October 26, 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:

Justin Baumgartner
Jimmy Oge
Damon Brown (absent)
Emmanuel Graves (excused)
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 Rick Gonzales, Marchetti & Weaver, LLC, District Accountants; George Hanlon and Don Sommers, ELG developers; and members of the public.

CALL TO ORDER

On behalf of the Board, Director Baumgartner called the meeting to order at 2:03 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 None

APPROVAL OF AGENDA

Upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the Agenda, as presented.

LEGAL ITEMS:

a. Consider approval of Residential Sales Certificate.

Discussion followed on the Residential Sales Certificate that was approved previously with a different builder. Mr. Hanlon gave a summary about Epic Homes and their introduction to Colorado.

Discussion followed on the proceeds from the sale and any benefits to the district other than the 354 homes.

Following discussion, upon motion duly made by Director Baumgartner, seconded by Director Oge, upon vote and unanimously carried, the Board approved the Residential Sales Certificate.

Additional discussion followed on the three (3) requisitions accompanying the sales Certificate.

Following discussion, upon motion duly made by Director Jamroz, seconded by Director Oge, upon vote and unanimously carried, the Board and appointed Director Baumgartner to work with the Trustee and sign the requisitions.

OTHER BUSINESS:

Manager Elliott discussed the weed spray and turf areas of \$3000 for Hired Gun for the fall. Further discussion followed on its effectiveness and the increase in weeds this year.

Following discussion, upon motion duly made by Director Baumgartner, seconded by Director Jamroz, upon vote and unanimously carried, the Board approved Hired Gun for a second spray.

Manager Elliott asked the Board if they are interested in bidding out snow removal for 2022-2023 and landscape maintenance for 2023.

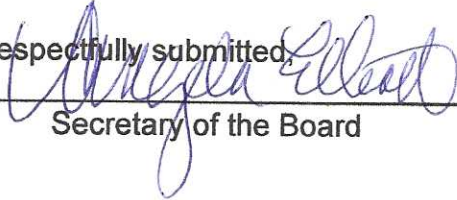
Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board directed Management to secure bids for snow and landscaping.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:37 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