

**JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF THE
TALON POINTE METROPOLITAN DISTRICT
AND
TALON POINTE COORDINATING METROPOLITAN DISTRICT
NOTICE OF SPECIAL MEETING AND AGENDA**

DATE: Wednesday, February 9, 2022
TIME: 1:00 P.M. Mountain Time
PLACE: Via teleconference (see below)

NOTICE IS HEREBY GIVEN that a special joint meeting of the Boards of Directors of Talon Pointe Metropolitan District and Talon Pointe Coordinating Metropolitan District will be held via teleconference and can be joined through the directions below. The meeting is open to the public.

Join Zoom Meeting

<https://us06web.zoom.us/j/89710428282?pwd=YVQvckUwUWg5UFI0ZW5GcHdqeTBJZz09>

Meeting ID: 897 1042 8282

Passcode: 072921

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term</u>
George Hanlon	President/Chairman	2022
Jimmy Oge	Treasurer	2023
Don Summers	Asst. Secretary	2022
Kim Herman	Asst. Secretary	2023
VACANT		2022
Angela Elliott	Secretary to the Board	

1. Call to Order
2. Present disclosures of potential conflicts of interest
3. Public Comment – Members of the public may express their views to the Board on matters that affect the Districts that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person
4. Approve Agenda
5. Consider the approval of the minutes of January 26, 2022 special meeting (enclosure)
6. Financial Matters
7. Director Items
 - a. Consider / review quotes for 2022 Landscape Services (Brightview, Schultz, Keeson)
 - b. Consider approval of appointment to the Board of the Talon Pointe Metropolitan District
8. Legal Items
 - a. District 101 Presentation
9. Manager Items
10. Other business
11. Adjournment

Meeting Schedule - MAY 12, 2022, AUG 11, 2022, NOV 10, 2022

RECORD OF PROCEEDINGS

MINUTES OF THE JOINT SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE TALON POINTE METROPOLITAN DISTRICT AND TALON POINTE COORDINATING METROPOLITAN DISTRICT

HELD: Wednesday, January 26, 2022, at 10:00 a.m. Via
Teleconference

ATTENDANCE

A special meeting of the Boards of Directors of the Talon Pointe Metropolitan District and Talon Pointe Coordinating 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:

George Hanlon
Jimmy Oge
Don Summers
Kim Herman

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

CALL TO ORDER

On behalf of the Boards, Director Hanlon called the meeting to order at 10:10 a.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Mr. Dickhoner advised the Boards 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 Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Dickhoner 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.

RECORD OF PROCEEDINGS

Talon Pointe Metropolitan District

Talon Pointe Coordinating Metropolitan District

January 26, 2022

PUBLIC COMMENT

Julie King – concerns about operations fee, received notice in December 2021 wants to know how long this fee will be enforced.

Anthony Jamroz – new resident was unaware of meetings (time dates) concerned with high landscape costs, suggested change in type of landscape more drought tolerant plants use less water , concerned that new fees may now be added, was told by sales that no HOA fee would be applied

Steffen Borgwardt – suggested meeting times be changed to allow homeowners to join (after 5pm start) request more eblast and for emails to be verified, not getting emails, better updates on the website, more clarity with documents (budgets, meeting minutes, agendas, etc.)

Desiree Nickerson - lived in neighborhood since 2019 and never received anything. Water fountain does not work, communication is rough and would like to see the breakdown for the fees. Cars have been broken in recently.

Mark Archuleta – concerns with transparency and decision to impose fees.

Julia Weissmann – not happy with transparency

Emmanuel Graves – displayed his closing documents and would like to understand districts better

Kayla Rakes – moved in 2019- lack of transparency, taxes are high and watering in the middle of the day

James Tayler – several questions on terminating the district and voting out the board

John Berry – moved in a few months ago and didn't know there would be fees

Patty Mosher – discussed high taxes

Nancy Do – asked for the list of concerns and will it be emailed or on the website

Similar complaints regarding lack of transparency, snow removal, notifications need to be sent to homeowner directly, Was never told that a fee would be added and sales office said no HOA fees was a selling point, water fountain not working, trash in park,

APPROVAL OF AGENDA

Upon motion duly made by Director Herman, seconded by Director Oge and unanimously carried, the Boards approved the Agenda as presented.

Consider approval of the minutes of November 11, 2021 special meeting

Upon motion duly made by Director Don Summers, seconded by Director Jimmy Oge, and unanimously carried, the Boards approved the Meeting Minutes as presented.

FINANCIAL MATTERS:

a. Review and ratify payment of claims. Mr. Weaver presented the payables, as of January 21, 2022, in the amount of \$163,344.65 for TPCMD and \$7000 for TPMD.

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Talon Pointe Metropolitan District

Talon Pointe Coordinating Metropolitan District

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Mr. Weaver explained the Talon Pointe Metro District generates the revenue and then transferred to Talon Point Coordinating Metro District. Valuations of homes are two years behind.

Mr. Weaver further discussed the mill levy.

Following discussion, upon a motion duly made and seconded, the Board unanimously ratified and approved the payables.

b. Financial Statements. Mr. Weaver presented the TPCMD December 31, 2021 unaudited financial statements to the Board for consideration.

Following discussion, upon a motion duly made Director Summers and seconded by Director Herman, the Board unanimously accepted the unaudited financial statements.

Mr. Weaver presented the TPMD December 31, 2021, unaudited financial statements to the Board for consideration.

Following discussion, upon a motion duly made by Director Hanlon and seconded by Director Oge, the Board unanimously accepted the unaudited financial statements.

c. Acceptance of Talon Pointe Metropolitan District 2020 Audit

Following discussion, upon motion duly made by Director Herman, seconded by Director Summers, upon vote and motion carried, the Board accepted the 2020 TPMD Audit.

Director Items

a. Consider Approval of Talons View Subdivision – Amendment No. 2, replat of Lot 13, Block 6 and Tract E

Following discussion, motion made by Director Oge, and Seconded by Director Summers, (Director Herman abstained) upon vote motion carried, the Board approved the Talons View Subdivision – Amendment No. 2, replat of Lot 13 Block 6 and Tract E.

b. Consider / review quotes for 2022 Landscape Service (BrightView, Keesen, Schultz)
The Board deferred.

LEGAL MATTERS

a. Approval of Sixth Amendment to 2019B Indenture of Trust between the District and UMB Bank, N.A. Mr. Dickhoner discussed the City has not approved the plans and will not be approved as of January 31, 2022, and the Sixth Amendment extends the deadline

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Talon Pointe Metropolitan District
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to March 31, 2022. Following discussion, upon motion duly made by Director Summers and seconded by Director Hanlon, upon vote and unanimously carried, the Sixth Amendment to 2019B Indenture of Trust between Talon Pointe Metropolitan District and UMB Bank, N.A. was approved and the Board directed Mr. Dickhoner to work with bond counsel to finalize the extension.

MANAGEMENT MATTERS:

- a. Management Report – there were no questions asked of the management company pursuant to their report
- b. Arvada Pump Co update Water Fountain – the summary was sent to the Board for review – no questions were asked

OTHER BUSINESS

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 12:12 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 joint special meeting of Talon Pointe Metropolitan District and Talon Pointe Coordinating Metropolitan District.

Respectfully submitted,

President

Secretary of the Boards

	Schultz Landscape	BrightView	Keesen
Maintenance - Turf Care/Services	\$73,272 (12 installments)	\$60,410 (7 installments)	\$64,332 (12 installments)
Primary Maintenance - Mow and Blow Irrigated turf areas (April - October)	Weekly mowing / clippings removed	Weekly mowing / clippings removed	Weekly mowing / clippings removed
Edging - Irrigated turf areas	8 total (monthly)	13 total (2x per month)	Trim Edge twice per month
Beauty Bands along Sidewalks and Fencelines mowed	6 times per yer (monthly)	5 per yeat (maintain 5"-8" tall)	Mowing of targeted native areas 2 times per Maintenance Agreement using tractors, mowers or other equipment deemed appropriate by the Maintenance
Winter November - March	A leaf raking Oct, Nov., and Dec. Weekly trash pickup November through March. Dog Stations serviced Weekly	Winter Services NOT included	Landscape areas will be policed for loose trash and debris weekly or as weather permits. Unless otherwise specified in this agreement, policing does not include parking lots, improperly contained dumpsters, debris and trash from vandalism and acts of God. Rock and wood mulch will be maintained in their proper areas.
Spring - Winter Clean-up	Schultz Landscape	BrightView	Keesen
Spring Clean-Up (Landscaped Areas)	Debris disposed of from maintained turf and rock/mulch bed areas. Debris shall be managed using all means available including blowing, raking, vacuuming, and mowing/mulching to maintain a neat appearance.	Debris picked up from maintained turf and rock/mulch bed areas. Debris shall be managed using all means available including blowing, raking, vacuuming, and mowing/mulching to maintain a neat appearance. does not include clean-up of debris and trash caused by vandalism, dumping, improperly contained dumpsters, or acts of Go	Clean up of landscape areas will be performed one (1) time in the Spring. This may include pine needle.

<p>Fall Clean-Up (landscape Areas)</p>	<p>Debris disposed of from maintained turf and rock/mulch bed areas. Debris shall be managed using all means available including blowing, raking, vacuuming, and mowing/mulching to maintain a neat appearance.</p>	<p>fallen leaves shall be picked up and maintained turf and rock/mulch bed areas. King, vacuuming, and mowing/mulching to maintain a neat appearance. Weather conditions may shorten or lengthen the process of leaf removal. Leaf cleanup in October will be performed during regular scheduled mowing visits.</p>	<p>Beginning in October, leaves in turf areas will be collected or mulched during mowing visits. When applicable, usually starting in November, leaf clean-up will be performed approximately every 14 days over all manicured landscape areas. This includes blowing out bed areas and may include areas adjacent to manicured landscaping. Depending on weather, this service will be performed until completed or through the Agreement end date.</p>
<p>Core Aeration - Integrated Turf Areas</p>	<p>1 Fall Aeration</p>	<p>Not Included in base price Additional \$500</p>	<p>Aeration performed in Spring</p>

<p>Shrub - Tree Pruning (under 10')</p>	<p>“People way” shrub and trees up to 12’ will be trimmed throughout spring, summer, and fall as necessary, if obstructing walks, decks, drives, etc. During “People way” pruning, only the portion of the shrub or tree that is obstructing a pathway will be pruned back</p>	<p>A. Tree Limbing: Included Frequencies: 1 Any pruning of all applicable trees over an 8-10’ height will be accomplished via a separate work order. B. Volunteer suckers and shooters on trees will be removed to maintain a clean appearance. C. Tree rings will be chemically treated to control weeds and grass adjacent to tree trunks to establish a safe buffer to protect trees.☒</p>	<p>Timing of pruning may vary by plant species. Shrubs under ten feet (10') will be pruned to promote plant health and aesthetics. Pruning may include a combination of shearing and/or selective hand pruning where deemed necessary by Maintenance Contractor. Lower limbs on trees, up to ten feet (10'), will be pruned or removed for pedestrian and vehicle traffic clearances where necessary. This applies to trees that have been maintained for the respective clearances. Removal of trees and shrubs, reduction pruning, rejuvenation pruning (including Acts of God), splitting of ornamental grasses, staking, guying, wound repair, or wrapping trees (unless otherwise stated in this Agreement) and replacement or installation of trees and shrubs is not included</p>
<p>Dog Stations Clean-up (cost of bags not included)</p>	<p>1X per week/during weekly service</p>	<p>1X per week/during weekly service (april - October)</p>	<p>1X per week/during weekly service (april - October)</p>

Trash Clean up (irregated areas) summer	Trash removed during weekly service. Not included illegal dumping or trashed caused by vandalism or acts of God	26 Services (removed during service day)	SUMMER POLICING - Landscape areas will be policed for loose trash and debris during mowing services. Unless otherwise specified in this agreement, policing does not include parking lots, improperly contained dumpsters, debris and trash from vandalism and acts of God. Rock and wood mulch will be maintained in their proper areas.
Emergency Service Call	\$130 per hr (7am - 6pm)	\$75 per hr (5pm - 8am)	\$70 per hr 5pm - 8am
Litter pick-up (irregated areas) Winter	NA	NA	Landscape areas will be policed for loose trash and debris weekly or as weather permits.
<u>Weed Control</u>			
Weed Cotrol in Mulch Beds	Rock and mulch shall be kept reasonably free of weeds using chemical or mechanical control. (round-up or similar) will be applied as needed during the growing season. At the contractor's discretion	Beds, sidewalks and curb/gutter will be kept reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or post-emergent/contact herbicides, or with m	Native broadleaf weed control will be applied all native areas. This application will occur in the early spring depending on weather.

Weed Cotrol in Turf and Nativ Areas	<p>Turf areas shall be kept reasonably free of weeds using chemical control.</p> <ul style="list-style-type: none"> • Annual grasses and other weeds not susceptible to control with a hormone-based weed killer shall be treated through the use of a pre-emergent in an attempt to prevent germination. Post emergent control shall be quoted separately. • All native areas will be treated for weeds with broadcast sprays of broadleaf weed control in May and July. They will also be spot 	<p>broadleaf native application \$500.00 per app</p>	<p>Dependent on the term of this agreement, manicured turf areas will have pre-emergent, broadleaf weed control and fertilizer applied on the following schedule. APRIL-MAY - Pre-emergent, broadleaf weed control and fertilizer applications will be applied. JUNE-JULY - Broadleaf weed control and fertilizer applications will be applied. AUGUST-SEPTEMBER - Broadleaf weed control and fertilizer applications will be applied.</p>
fertilization - granular fertilization cycles (Spring/Summer)		<p>1 Service. Turf shall be fertilized as warranted with a slow release, commercial fertilizer to promote a healthy appearance.</p>	<p>While rare, select noxious species may require separate treatment at an additional charge.</p>
Landscape - Post emergent	<p>Post-Emergent broadleaf weeds will be sprayed.</p>	<p>Included Frequencies: 2 Turf shall be kept reasonably free of weeds by the use of chemical herbicide to promote a healthy appearance.</p>	<p>Post-Emergent broadleaf weeds will be sprayed.</p>
Shrub & Ground cover maint. Pre - Emergent	<p>All native areas will be treated for weeds with broadcast sprays of broadleaf weed control in May and July. They will also be spot sprayed as needed.</p>	<p>NA</p>	<p>Pre-emergent will be applied to bed areas to aid in controlling weed growth.</p>

Shrub & Ground Cover Maint. Post Emergent	Annual grasses and other weeds not susceptible to control with a hormone-based weed killer shall be treated through the use of a pre-emergent in an attempt to prevent germination. Post emergent control shall be quoted	NA	WEEDING - Landscape beds (except annual floral beds and some perennial gardens which are contracted separately) will be weeded using a combination of hand-pulling and chemical applications.
Chemical Weed - Beds, Sidewalks, Curbs	Weekly Service as deemed necessary by service techs.	NA	Weeds growing out of cracks in sidewalks, driveways and private streets/parking lots will be treated chemically.
<u>Irrigation Service</u>			
Activation and Winterization	adjustments to the existing irrigation system during their scheduled visit (setting of timer clocks, to accomplish the irrigation practices). Irrigation schedules shall be adjusted after consultation with the contracting officer to fit requirements necessitated by changes in weather and climate factors, always maintaining the highest water management levels possible.	Seasonal deactivation and winterization of the irrigation system will be performed in the fall of each year. typically in October or November, depending upon weather conditions. Seasonal activation of the irrigation system will be performed in the spring as weather conditions dictate. At the time of activation, all necessary repairs will be performed to bring the system up to operating condition. Repairs will be performed and billed on a time	The Maintenance Contractor will check the irrigation system operation on a regular basis to insure proper operation, adjust spray patterns and maintain controller programming to seasonal needs. Drip systems will be checked for on/off function only. All necessary irrigation repairs will be \$68.00 per man-hour plus materials unless specified differently in this Agreement.
Irrigation Repairs	\$65 per hr + materials	\$70 per hr + materials	\$68 per hr + materials
Irrigation Site Visits - Optimization	Weekly	Weekly	Weekly

Irrigation Winterization	October winterazation	October winterazation	Winterization of the irrigation system will be performed in the Fall, typically in October or November depending on weather. Forced air will be used to void the system of water.
Irrigation activation (set clocks, cycles)	April System activation System check	April System activation System check	The Maintenance Contractor will activate the irrigation system in the spring as weather conditions allow. The irrigation system will be checked and adjusted as necessary and controllers programmed for early season watering needs. Activation does not include labor or materials for repairs, these items will be billed at \$68.00 per
<u>Additional Services</u>			
Tree Winter Water		\$950 per day	Itemized list in contract for ALL Services
Turf Aeration		\$500	
Braodleaf Native Application		\$500 per application	
Valve Locations	\$90 per hr		

Grounded Landscape

\$55,600 (9 installments)

Weekly mowing / clippings removed

Trim Edge twice per month

mow native areas along path trails 2 times per Maintenance Agreement using mowers or other equipment deemed appropriate by the Maintenance Contractor.

Landscape areas will be policed for loose trash and debris, leaves from trees will be raked 1x per month.

Keesen

Clean up of landscape areas will be performed one (1) time in the Spring. This may include pine needle.

Beginning in October, leaves in turf areas will be collected or mulched during mowing visits.

Performed at additional cost.
\$550 per Reccomends both spring and fall

Trees/shrubs up to 12" pruned for access on walkways,drives, and pathways

1X per week/during weekly service and winter service

Trash removed during weekly service. Not included illegal dumping or trashed caused by vandalism or acts of God

\$100 per hr 6pm - 6am

Landscape areas will be policed for loose trash and debris 1x per month as weather permits.

Weeds in mulch/rock beds will be reasonably kept and sprayed as needed during growing season (April - Oct)

Not specified
Not specified
Not specified
WEEDING - Landscape beds a combination of hand-pulling and chemical applications.

WEEDING - Landscape beds a combination of hand-pulling and chemical applications.

Weeds will be treated chemically.
Hand spray with chemical



Weekly check of irrigation system, adjust spray patterns and maintain controller programming to seasonal needs.

\$75 per hour

Weekly

Winterization of the irrigation system will be performed in the Fall (\$500 additioanl fee)

Check Irrigation system in the spring and adjust repair broken spinklers heads (time labor, set clocks to run system as necessary).



Itemized list in contract for ALL Services

\$500 per service (fall and spring)