

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

DATE: Tuesday, October 21, 2026

TIME: 5:00 p.m.

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of Talon Pointe 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/81356779840?pwd=PaJlwiubnVpZ3QBGFebXiSheAaC56I.1>

One tap mobile: 7207072699 (Denver)

Meeting ID: 813 5677 9840

Passcode: 637499

Talon Pointe Metropolitan District Board of Directors

Nicole Ybarra	President	2027
Estella Lancaster	Treasurer	2027
Kaelen Small	Assistant Secretary	2029
Vacant	Director	2029
Patricia Brandenburger-Fidrych	Director	2029

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. Director Matters
 - A. Drainage repairs update
 - B. Social Committee update
 - C. Consider Approval of Proposal from Davey Tree Expert Company for Winter Watering (**enclosure**)
 - D. Consider Approval of Proposal from Brightview Landscape Services, Inc. for 2027 Landscape and Snow Removal Services - November 1, 2026, to October 31, 2027 (**enclosure**)
 - E. Discuss Status of Proposed Revisions to the Residential Improvement Guidelines and Site Retractions
6. 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 August 7, 2026, Annual Meeting Minutes (**enclosure**)

B. Approval of August 20, 2026, Special Meeting Minutes (**enclosure**)

C. Approval of April 15, 2026, Meeting Minutes (**enclosure**)

D. Ratify Approval of First Addendum to Independent Contractor Agreement with Storm Water Asset Protection, LLC for Drainage and Erosion Matters (**enclosure**)

E. Approval of 2025 Annual Report (**enclosure**)

F. Approval of Notice to Electors Pursuant to Section 32-1-809, C.R.S. (**enclosure**)

G. Ratify Acceptance of 2025 Audit

H. Ratify Approval of Proposal from Keesen Landscape Management for Holiday Lights (**enclosure**)

7. Financial Matters

A. Financial Reports (**enclosures**)

B. Conduct Public Hearing on Amendment to 2026 Budget and Consider Adoption of Resolution Amending 2026 Budget, if necessary (**enclosure**)

C. Conduct Public Hearing on 2027 Budget and Consider Adoption of Resolution Approving Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2027 Calendar Year (**enclosure**)

D. Approval of the Engagement Letter for 2026 Audit services RFP, (**enclosure**)

E. Consider Approval of Third Amended and Restated Resolution Concerning the Imposition of an Operations Fee (**enclosure**)

8. Legal Matters

A. Consider Approval of Resolution Calling for May 4, 2027, Director Election and Ratifying all Prior Actions (**enclosure**)

B. Consider Approval of Amended and Restated Public Records Policy (**enclosure**)

C. Consider Approval of WBA Engagement Letter (**enclosure**)

9. Insurance Matters

A. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage (**enclosure**)

B. Consider Approval of Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool

C. Consider Approval of Renewal of Special District Association of Colorado Membership for 2027

10. Management Matters

A. Management Report (**enclosure**)

B. Discuss 2027 Meeting Dates

C. Consider Adoption of the 2027 Annual Administrative Resolution (**enclosure**)

D. Consider Approval of Proposal from Teleos for 2027 Management Fees and Approval of Third Addendum to Independent Contractor Agreement with Teleos for Management Services (**enclosure**)

E. Update on Construction of Riswell Homes and Sales

11. Other Business

12. Adjourn