**SPECIAL MEETING**
**OF THE BOARD OF DIRECTORS OF THE**
**TALON POINTE METROPOLITAN DISTRICT**
DATE: Monday, NOVEMBER 9, 2026
TIME: 11:00 A.M.

NOTICE IS HEREBY GIVEN that a special 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/89703646348?pwd=AKKudA4YduAMviLZb3DaNSeb80cLdZ.1
Meeting ID: 897 0364 6348
Passcode: 542269
Call: 720-707-2699

**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. Consider Appointment of Director and Administer Oath (**enclosures**)

5. Consider Election of Officers

6. 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 per person.

7. Development Matters
   a. Discuss Possible Scenarios Relating to Tract Turnover in New Development

8. Financial Matters
   a. 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**)
   b. Consider Approval of Third Amended and Restated Resolution Concerning the Imposition of an Operations Fee (**enclosure**)

c. Consider Approval of Engagement Letter for 2027 Audit (**enclosure**)

9. Director Matters
   a. Consider Approval of Revised Proposal from Brightview Landscape Services, Inc. for 2027 Landscape - November 1, 2026, to October 31, 2027 (if available)

10. Legal Matters

11. Discuss Resolution Calling May 4, 2027, Election

12. Management Matters

13. Other Business

14. Adjourn