



SOUTH TIMNATH
METRO DISTRICT

**RECORD OF PROCEEDINGS
MINUTES OF THE JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF
SOUTH TIMNATH METROPOLITAN DISTRICT NOS. 1 & 2**

HELD: Tuesday, March 8, 2022 at 6:30 p.m. at 6000 Summerfields Parkway, Timnath, CO 80547.

ATTENDANCE:

The joint special meeting of the Boards of Directors of the South Timnath Metropolitan District Nos. 1 & 2 (collectively, the "Board") was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Directors in Attendance:

Dino A. DiTullio
Luke Wagner
Ben Palmer
Mike DiTullio (via teleconference)
Kara DiTullio (via teleconference)

Also in Attendance:

Brenden Desmond, of Spencer Fane, Ron Mullenbach of D.R. Horton
Guy Johnson, Jackie Johnson, from District Management and Shasta Johnson via teleconference
Numerous homeowners were present, please see attendance sheet in the Meeting Notebook as to homeowners that were present.

CALL TO ORDER:

Director Dino DiTullio called the meeting to order at 6:31 p.m.

QUALIFICATION OF BOARD MEMBERS/OATHS OF OFFICE:

Mr. Johnson reported that all of the Board members are registered to vote in Colorado and are residents and/or owners of taxable real or personal property within the Districts. Mr. Johnson informed the Board that the official bonds for the board members had been obtained through a bonding company and/or through the special district insurance pool and that all of the Board members had been administered the Oaths of Office. Thereupon, the directors assumed their duties as members of the Board of Directors.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:

Mr. Johnson discussed the state law requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements must be filed for each of the Directors with the Secretary of State and with the District at least 72 hours prior to a meeting in which a potential conflict may arise. In addition, each director is to verbally reveal his potential conflicts of interest to the Board at the start of the meeting in which the conflict may arise.

DISCUSSION OF OPEN MEETING REQUIREMENTS/POSTING REQUIREMENTS:

Mr. Johnson discussed the open meeting requirements and the posting requirements for the Districts, noting that any non-social meeting of three or more of the directors constituted an official meeting, and that notice of a meeting for the Districts is to be (1) provided to each Board member, and (2) posted in at least one public place within the District boundaries or posted on the District website at least 24 hours in advance of the meeting. If possible, the posting should include specific agenda information. Mr. Johnson further noted that notice of this joint special meeting had been so posted. The notice requirement is to post 24 hours in advance of the meeting either at one physical location in the District or online at the District website. (Conflicts are filed 72 hours in advance). Mr. Johnson further noted that notice of this joint special meeting had been so posted.

APPROVAL OF AGENDA:

The Board reviewed the agenda,

Upon motion duly made by Director Dino DiTullio, seconded by Directors Luke Wagner and Kara DiTullio unanimously carried to approve the agenda with the above mention change.

APPROVAL OF MINUTES:

The meeting minutes of November 9, 2021 meeting was presented and discussed,

Upon motion duly made by Director Dino DiTullio, seconded by Director Mike DiTullio, & seconded by Director Ben Palmer and unanimously carried to approve the meeting minutes of November 09, 2021.

PUBLIC COMMENTS:

Director Luke Wagner brought forward his findings to pick a contractor for a Reserve Study. Luke found the companies via a Google search. Director Luke Wagner asked what direction the board would like for him to go; he could reach out to the companies for examples of their work and references. Luke suggested that once he gets this information, he will compile it all and present the information at the next board meeting or a work session, District Manager Guy Johnson reminded the board that work sessions could not take actions, it would be only to discuss. The President Dino DiTullio of the board directed Director Luke Wagner to get reference and examples of their work to present at the next board meeting, he also stated to let the district office know when he had compiled the information for them to set up a meeting.

Homeowner, Tom Wood asked about the lot at Three Bell and River Pass Road. What are the plans for this lot? Director Dino DiTullio answered that he owns the lot and right now it is zoned for commercial use. However, he would like to see townhomes or something residential go there. Director Dino DiTullio stated that something will happen with this lot in the next 1-2 years.

Homeowner, Tom Wood asked about the board members election. Director Dino DiTullio responded by stating elections are very costly, upwards of \$30,000 for the District. That is why 2 of the current board members did withdraw their self-nomination forms, so there would not be an election and that would allow homeowners to be on the board to avoid the cost of an election to the District.

FINANCIAL REPORT:

- a. Consider approval and ratification of payables:

Mr. Johnson reviewed with the Board the expenditures for November 2021 through February 2022 for a grand total of \$647,502.85 Director Luke Wagner ask how the snow removal budget is, Mr. Johnson stated it was fine, since we were only two months into the years budget. Will have to wait and see what weather we have this spring and later in the year. After further discussion on the matters,

Upon motion duly made by Director Dino DiTullio, seconded by Directors Mike DiTullio & Ben Palmer and unanimously carried; the Board approved the payable for November 2021 through February 2022 for a grand total of \$647,502.85

DISTRICT LEGAL COUNSEL REPORT:

Mr. Desmond stated legal council had nothing to add at this time.

DISTRICT MANAGERS REPORT:

Mr. Johnson was asked to review some of the few points of the District Managers report.

- a. Re-stain Meritage Homes and Prairie View this year, 2022.
- b. Stain and fence repair plan, is staining an area every year, budget at least \$55,000.00 per year.
- c. Keep in mind most of Summerfield's and The Preserves fence was built in 2007/2008. Fence life span around 22 years. Maybe stretch to 25 years. Also, the board can look at no more staining, just power wash fence only to save money.
- d. Ash trees. Bore ash is coming, will need to remove trees and replace. Maybe order a truck load of 1-inch trees to plant in between ash trees, over several years, order several species of trees, work with Town.
- e. Drain pans have settlements around the site, work with Town.
- f. Front trees in homeowners tree lawns and issues with cottonwoods and soon ash trees. Working with the Town.
- g. Changing out 5 areas that are mulch and replacing with cobble stone, in 2022.
- h. Irrigation water fees are going up almost 3% 2022.
- i. Will check for dead trees this spring (Second week of June) and arrange for R and R, as budget allows.
- j. Site drainage: We have been cleaning detention ponds, inlets, outlets, drain pans and regrading areas for water issues. Trees in east detention pond need pruned.

- k. Geese what to do? Some want no geese around the ponds. Some homeowners up set, about harassing wild life. Received several calls leave geese alone and ask not to tun off aerators, concerns on fish populations. Right now, we leave geese along and aerators in pond 1 are broken, in for service call, but due to winter, will fix this spring.
- l. Play grounds on site, will be inspected and repairs made if needed. Will add 2-disc goals.
- m. Will work on a few drainage issues around the site if budgets allow.

Web Site:

- a. Keeping site up.

1. Community Center & Pool:

- a. Some folks want blinds for fitness area, 30 days in late Aug. and Sept. sun setting issues. Director Ben Palmer said to get a bid on window, broad agree with Ben.
- b. Power wash community center once a month.
- c. Power wash parks once a month. On hold.
- d. Pool hours are the same this summer 10:30 am to 8:00 pm, except July 4th, open at 11:00 am close at 5:00 pm, and no food served by the guards. Pool hours; 10:30 am to 8:00 pm, until school starts in August, then moves to open at 4:30 pm to 7:30 pm weekdays and normal time on the weekends. Schools changed start times. Concerns on guard coverage in 2022, guards hard to fine. Currently 30/35 to 1, Red Cross is 50 to 1.
- e. Need to add money yearly to reserves for maintenance and replacement cost at Community Center.
- f. Doors are starting to show age with looks and issues.
- g. Parking lot to be sealed and Paint parking spots.
- h. Carpets set up to be replaced.
- i. Set up paint inside of clubhouse. If funds allow.
- j. Exterior should be painted and stain, next year, 2023.
- k. Covid cleaning charge still in place. Board said to remove this charge over the next few weeks.

ADJOURNMENT:

Following no further discussion,

Upon motion duly made by Director Dino DiTullio, seconded Director Ben Palmer and unanimously carried, the Board adjourned the joint organizational meeting of the Board of Directors of the South Timnath Metropolitan District Nos. 1 & 2 at 7:14 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of South Timnath Metropolitan District Nos. 1 & 2.



Guy D. Johnson, Secretary for the Meeting