



SOUTH TIMNATH  
METRO DISTRICT

**RECORD OF PROCEEDINGS  
MINUTES OF THE JOINT ORGANIZATIONAL MEETING  
OF THE BOARDS OF DIRECTORS OF  
SOUTH TIMNATH METROPOLITAN DISTRICT No's. 1 & 2**

**HELD:** April 06, at 9:00 a.m. at 6000 Summerfields Parkway, Timnath, CO 80547.

**ATTENDANCE:**

The joint organizational 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:

Michael J. DiTullio    Kara DiTullio    Dino A. DiTullio    Kevin Walker    Jennifer DiTullio

David S. O'Leary of Spencer & Fane, Guy Johnson and Jackie Johnson from the District, and homeowner, please see sign in sheet for detail.

**CALL TO ORDER:**

Director Dino DiTullio called the meeting to order at 9:00 a.m.

**QUALIFICATION OF BOARD MEMBERS/OATHS OF OFFICE:**

Mr. O'Leary 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. O'Leary informed the Board that the official bonds had been obtained 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:**

Guy 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:**

Guy 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 three public places within the Districts at least 72 hours in advance of the meeting, and (3) at the same time, a copy of such notice is to be posted at the office of the County Clerk and Recorder. If possible, the posting should include specific agenda information. Mr. Johnson further noted that notice of this joint organizational meeting had been so posted.

**APPROVAL OF AGENDA:**

The Board reviewed the agenda,

Upon motion was made by Director Dino DiTullio and seconded by Director Mike DiTullio and unanimously carried to approve the agenda.

**APPROVAL OF MINUTES:**

The meeting minutes of November 08, 2016 meeting was presented and discussed,

Upon motion made by Director Dino DiTullio and seconded by Director Mike DiTullio and unanimously carried to approve the meeting minutes of November 08, 2016.

**PUBLIC COMMENTS:**

Board member Dino DiTullio opened the Public Comment portion of the meeting by recognizing Jan Vesley of 5937 Quarry St, Mrs. Vesley stated that she had noted that there was Board Meeting on October 13, 2016 and she was not aware of this meeting, Guy Johnson stated that he meeting was posted on the website and in the District Boundaries like all the other meeting. Guy Johnson stated that no Residents were present for the meeting, set up for bond issues. Mrs. Vesley asked if we had fixed the fire pit, Guy Johnson stated yes, it was working, Mrs. Vesley thought this was an expense that the District should not have put out the money and maybe planted flowers. Mrs. Vesley said she is not a fan of the fire pit, Director Jennifer DiTullio, asked how could we have an amenity that we allowed to not work after spending the money to install. Mrs. Vesley asked if the Board would have evening meeting, she thought the neighborhood would attend evening meetings more, Director Dino DiTullio stated the board was discussing having an evening meeting soon.

The Board recognized Sandy McChesney of 5769 Quarry Street, Mrs. McChesney was interested in why the district was doing another bond, Director Dino DiTullio, stated that the District and Board where refinancing the existing bond to lower the rates. Mrs. McChesney wanted to know if the District explored different avenues to reduce the budget cost or could anything be cut out. (i.e. Fence maintenance, landscaping) Guy Johnson stated that he was always looking for ways to save the District money, however, the cost of wages for contractors, insurance and general cost of material were raising and Director Michael J. DiTullio interjected that Guy Johnson runs thing very efficiently. Mrs. McChesney asked if the District ever thought of zero scaping, Director Michael J. DiTullio stated that yes, we had entertained the idea, and however, the Town frowns against zero-scaping. Mrs. McChesney then asked if a bench could be place on the trail for people to watch the wildlife. Guy Johnson stated that he would look into this. She also asked if we sold Out of District Memberships. Guy Johnson stated that at this time we did not have any out of district memberships for sale and that the board would let him know when to sale any Out of District Pool Memberships.

The Board recognized Cliff Buchholtz of 5634 Quarry Street, he was concerned that the new areas of South Timnath were paying their way, Guy Johnson stated that all lots paid the \$225.00 per quarter Operation and Maintenance fee, also in place was the Developer Lot fee.

The Board recognized, Julie Marks of 5865 Quarry Street, Mrs. Marks stated that she thought that resident should not criticize the District for depending money and then ask for bench; she was very happy with the look of the neighborhood and felt that the District was doing a good job with the budget.

The Board recognized Cassi Wedel of 5847 Banner Street, Mrs. Wedel was not in favor of any Out of District Memberships.

The Board recognizes Varon Purohit of 6469 Spring Valley Rd; he stated he was interested in running for the board and wanted information on how to. Guy Johnson stated all election information is on the website, and David O'Leary stated that he would give him information after the meeting. Mr. Purohit also wanted to know how the District could purchase additional work out equipment. Guy Johnson stated that he had considered additional equipment however; it would only be if the budget allowed.

With no further Public comment this portion of the meeting was closed.

**APPROVAL & RATIFICATION FOR THE DISTRICT MANAGER TO PREPARE THE 2018 BUDGETS:**

Mr. Guy Johnson stated the Budgets were due the Board of Directors by October 15 each year and would need the Boards direction to prepare said budgets.

Upon motion duly made by Director Dino DiTullio and seconded Michael J. DiTullio/Kevin Walker, and unanimously carried, the Board approved the District Manager to prepare the 2018 Budgets.

**APPROVAL & RATIFICATION FOR THE DISTRICT TO PREPARE FOR ANNUAL AUDIT/EXEMPTIONS:**

Mr. Guy Johnson stated the District needed to prepare the information for the Audit firm to file the Audits and Audit Exemptions.

Upon motion duly made by Director Michael J. DiTullio and seconded by Director Jennifer DiTullio and unanimously carried, the Board approved the District Manager to prepare the information needed to file the annual Audits and Audit Exemptions.

**PAYABLE:**

Mr. Johnson reviewed with the Board the expenditures for November and December 2016 and January – March 2017 totaling \$ 168,033.82,

Upon motion duly made by Director Dino DiTullio, seconded by Director Jennifer DiTullio and unanimously carried; the Board approved the payable for November and December 2016 and January – March 2017 totaling \$ 168,033.82

**FINANCIALS:**

Mr. Johnson reviewed with the Board the actual expenditures to date and the budgeted amount. The budget is in balance at this time. After no further discussion needed this portion of the meeting was closed.

### **APPROVAL & RATIFICATION OF THE PROMISSORY NOTE:**

Mr. Johnson state the Promissory note required renewal yearly, Mr. Johnson noted the only change was the addition of interest for the prior year,

Upon motion duly made by Director Mike DiTullio, seconded by Director Dino DiTullio and unanimously carried, the Board approved the Promissory Note for 2017.

### **DISTRICT LEGAL COUNSEL REPORT:**

Mr. O'Leary stated he nothing to report at this time.

### **DISTRICT MANAGERS REPORT:**

Mr. Johnson stated:

#### **1. General District items:**

- a. Fence repairs from winter wind storm over \$7,200.00, fixing post and panels, with Stain.
- b. All of the Fence stain is completed. Will set up other areas to be completed every year. Should stain fence about every 4 years.
- c. Will check for dead trees this spring and arrange for R and R, when budget allows. (Roughly 70 trees-\$29,000.00)
- d. Shrubs need to be replaced; cost around \$3,400.00 for 40 shrubs.
- e. Spray trees for insects has been set contracted.
- f. Irrigation water during the summer runs about \$24,500.00 a month going up as more areas are built. With a dry winter, we started to water early, this will hit budget.
- g. Several drainage issues in tracts around site, working on a few each year.
- h. Town wants to place little libraries around community. District has given permission to place on tracts.
- i. Detention ponds working as designed. Have products put in every 3 or 4 weeks and Detention ponds: Aquatron and sludge remover are now being added to the detention ponds, as part of the maintenance program. Seems to work, very expensive. Also, a licensed company sprays Detention ponds every 4 to 6 weeks for several kinds of grasses and algae. We spend about \$9000.00 a year on the ponds.
- j. Get a lot of trash in detention ponds. Clean out every two weeks. Trash cans in area blow over and a lot of trash ends up in detention ponds.
- k. Mosquito medication is part of the Town of Timnath responsibility; per our District service plan.
- l. Letters did go out on homeowner owned trees in tree lawns that need to replace. Sending letters again.
- m. Flower contractor did a great job in 2016. Have re-signed contractor for 2017.
- n. Concrete in ROW needs repair, will be over \$14,000.00. Not done by the Town. (over budget on this)
- o. Garage sale dates the same every year.

[SPRING Garage Sale: The Third Saturday in the month of May every year starting at 8:00 am ending at 4:00 pm.](#)

[FALL Garage Sale: The Second Saturday in the month of Sept. every year starting at 8:00 am ending at 4:00 pm](#)

(Spring date due to Mother's Day, Memorial Day, Town events, school run and other events. Does not seem to cause any traffic issues)

- j. District Audits to start May/June, 2017 on both Districts.

#### **2. Web Site:**

- a. Keeping site up.

#### **3. Community Center & Pool:**

- a. Hours of Community Center: 4:00 am. to 8:30 pm. (Due to night rentals, so rentals can have community center to themselves, cleaning, Summers: pool water exchange and circulation, plus pool auto filler being used to refill pool after hours, trying to keep community center hours of operations consistent, etc.)

- b. Pool hours are the same 10:30 am to 8:00 pm, until school starts fourth week of August, then moves to open at 3:00 pm to 8:00 pm weekdays and normal time on the weekends. (Must have lifeguards)
- c. Keep in mind, just like every year in August pool may close earlier than 8:00 pm due to no lights in pool or outside of pool, called by guard for safety if they can see bottom of pool or not.
- d. Chlorine injector went out this last year, has been replaced.
- e. Getting pricing for better ventilation in pump room, issues with chemicals. Causing metal break down.
- f. Need to add money yearly to reserves for maintenance and replacement cost at community center. Fitness equipment will need replacements soon.
- g. Carpets set up to be cleaned 4 times a year.
- h. Tile set up for cleaning and sealing once a year.
- i. Fire Pit is working.

\*\* Talked about water, started to water 30 days sooner, higher bills will come.

\*\* Talked on pump house flooded 30 days before opening.

\*\* Changing out mulch cost a lot to do every year, working in cobble stone in planted areas.

**OTHER MATTERS:**


The Board noted there were no other matters at this time.

**ADJOURNMENT:**

Following no further discussion,

Upon motion duly made by Director Dino DiTullio, seconded Director Jennifer DiTullio 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 10:01 a.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