



SOUTH TIMNATH
METRO DISTRICT

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED
SPECIAL MEETING OF
SOUTH TIMNATH METROPOLITAN DISTRICTS NO. 1 AND NO. 2.
HELD
April 15, 2014

The Coordinated Special Meeting of the Boards of Directors (collectively, "Board") of the South Timnath Metro Districts No. 1 and No. 2, (collectively, the "Districts") was held at the Districts' office, 1927 Wilmington Drive, Suite 101, Fort Collins, Colorado 80528-9628 on Tuesday, April 15, 2014 at 9:00 A. M. The meeting was open to the public.

Attendance

Directors in Attendance:

Dino A. DiTullio

Michael J. DiTullio

Jennifer L. DiTullio

Directors absent and excused:

Jonathan A. Turner

Martha F. Turner

Other attendees:

Guy D. Johnson, Jackie Johnson - District Management, David O'Leary - District Counsel and homeowners Don & Kathy Townsend and Cliff Buchholz

Notice

Guy Johnson stated that the notice of the meeting was properly posted in seven public places in District 2 boundaries and three public places in District 1 boundaries at least 72 hours prior to this meeting. Notice of meeting and agenda were sent to the Larimer County Clerk and Recorder for posting as required by law.

Call to Order

The Coordinated meeting of the Boards of Directors of the South Timnath Metro Districts was called to order at 9:25 a.m. by Director Dino DiTullio, noting that a quorum was present. District Manager Guy Johnson confirmed that prior to the meeting each of the Directors were notified of the meeting. The Directors in attendance confirmed their qualifications to serve and that they had been notified of the meeting.

Combined Meeting

The Districts are meeting in a combined board meeting. Unless otherwise noted, the matters set forth below shall be deemed to be the actions of the South Timnath Metro District No. 1, with concurrence by the South Timnath Metro District No. 2.

Conflicts of Interest

Guy Johnson noted that conflicts of interest for all Directors have been properly filed with the Secretary of State at least 72 hours prior to this meeting disclosing potential conflicts as required by law. These conflicts disclose that Directors Dino DiTullio, Mike DiTullio, and Jennifer DiTullio are associated with the primary landowners and developer within the District's boundaries. Directors Jon Turner and Martha Turner have ownership of properties within the District boundaries, or are spouses to the primary landowners and developer of the Districts.

Agenda

The Board reviewed the agenda and a motion was made by Director Mike DiTullio to approve the agenda, which was seconded by Director Dino DiTullio, it was unanimously.

RESOLVED to approve the agenda as presented.

Approval of Minutes

The minutes of the November 12, 2013 meeting were presented and discussed. Upon motion duly made by Director Mike DiTullio and seconded by Director Jennifer DiTullio, it was unanimously,

RESOLVED to approve the Minutes of the November 12, 2013 as presented.

Public Comments

The Board opened the meeting to Public Comments. The recognized Homeowner Don Townsend who stated, that he loved living at STMD, but only had one concern. He stated that his house backed the pond and that there were a lot of kids and adults fishing at the pond. He felt that some of the kids were not supervised and this posed a safety issue. Mr. Townsend would like to see this pond behind his house posted "No Fishing" but instead allow fishing at the pond by the new clubhouse. Board of Director Dino DiTullio stated that even though he understood that the fishing could cause a distraction to the privacy of the Townsend backyard, fishing was allowed and really did not feel there were any changes the Board wanted to make. Mr. Townsend also asked what the covenants and rules stated about fire pits. He felt these also should be banned from the neighborhood, due to the high winds and closeness of the homes he felt they caused a safety issue. Guy Johnson stated that fire pits were allowed, but if the Town of Timnath had a burn ban in place and Mr. Townsend felt there was an issue he should contact the Town of Timnath Code Enforcement. With no further comments from Mr. Townsend the Board recognized Homeowner Mr. Cliff Buchholz, Mr. Buchholz stated he was there to ask questions about the new Pool/Clubhouse, 1. When would the pool/clubhouse be open? 2. Would guest be allowed and how many. 3. Was the Pool/Clubhouse

Public Comments

only for Summerfield and the Preserve Residents or who would be able to come to the pool. Board of Director Dino DiTullio stated that the opening date for the pool was not yet determined due to unknown weather holding up the construction of the pool/clubhouse, but the construction was moving along. In regards to number of guests being allowed, all rules for the pool/clubhouse had not yet been decided; however, the Board felt that the same rules as Windshire Park Metro District Pool would probably be a good start, which allows 4 guests per day per membership. With regards to the residents who would be allowed to use the pool/clubhouse, that would consist of residents south of River Pass Road and along with the Residents to the west of Three Bell Parkway. Upon receiving no further comments; this portion of the meeting was closed.

Preparation of the 2015

Annual Budget

Guy Johnson reviewed with the Board that 2015 Budget needed to be prepared and to the Board by October 15, since this date is prior to the next meeting (November 11, 2014) he would approval at this time to prepare the 2015 Budget and present it to the Board by the October 15th deadline. Upon motion duly made by Director Dino DiTullio and seconded by Director Mike DiTullio, it was unanimously,

RESOLVED to authorize Mr. Johnson to prepare for 2015 Annual Budget and to take such further action as necessary to complete and file these documents with the necessary state agencies.

Election Update

David O'Leary discussed the Cancellation of election, with no new candidates, the elections have been cancelled. Oath of Office would be due May 6th for the current Board Members.

Payables

Guy Johnson presented the Schedule of Payables for November 2013 through March 2014. The payables for November 2013 were \$15,988.01 December were \$ 12,969.86, the payables for January were \$14591.45, the payables for February were \$15,361.27, and the payables for March were \$18,008.68, with a grand total of \$76,919.27. Upon motion duly made by Director Mike DiTullio and seconded by Director Jennifer DiTullio, it was unanimously,

RESOLVED to approve and ratify payables for November 2013 through March 2014, totaling \$76,919.27.

Financial Report

Guy Johnson went over the budget, this early in the year not a lot of issues. Upon motion duly made by Director Dino DiTullio and seconded by Director Mike DiTullio, it was unanimously, to wait until later in the year to review the budget.

District Legal

David O'Leary stated he did not have any thing pending at this time. He felt everything was moving like it should thanks to the District Management Company.

District Management Report

Guy Johnson went over a few items with the District.

General District items:

- a. Election laws and Governmental liabilities have change, now 350,000.00 and 990,000.00. Insurance going up. **General Liability:** The Colorado Tort Cap increased from \$150,000 / \$600,000 to \$350,000 / \$990,000 effective July 1, 2013 (new limits)
- b. No Social committee in place at this time.
- c. Developer building 124 lots, coming on line 2014.
- d. Next scheduled meeting is Tuesday, November 11, 2014 at 9:00 A.M. Will add other dates as needed.
- e. District Bond: District is switching wire transfers from the County and the Town that go to First Bank presently to go directly to Vectra/Zion Bank as required, since they are custodian of the bond.
- f. District Audits to start May 5th, 2014 on both Districts.

1. Site Work:

- a. Developer is replacing and paying for trees along Summerfield's, different tree species to be planted.
- b. Ash bore; we need to spray in the spring.
- c. Aquatron and sludge remover are now being added to the detention ponds, this is the first year of this maintenance program. (Will price out meter ped and up-date aeration pricing: Est.; \$12,500.00 for each pond)
- d. Mosquito mitigation is part of the Town of Timnath responsibility; per our District service plan.
- e. Letters did go out on homeowner trees in tree lawns that need to replace. Sending letters again.
- f. Letters on fence stain going out, some residents using clear which is not clear.
- g. Drainage issues around site at fence areas, water runoff from homeowners watering. (working on)

2. Web Site:

- a. Keeping site up.

3. Pool/Clubhouse:

- a. Developer working on Pool/clubhouse. Talking to developer about clubhouse and pool, if and when turned over along with cost.
- b. No pool IGA's and or any agreements are set up for the Pool/Clubhouse
- c. District would request; Pool Guest pass fee in place. \$4.00 per guest, limit 4 and Nanny pass for sale if needed. Pool Hours 10:30 am to 8:00 pm daily all summer, excluding holiday's (Memorial day, Independence Day and labor Day; 10:30 am to 8:00 pm)

- d. Out of District Pool Memberships will be at a rate of \$600.00 per Membership. Pool Memberships would be limited to 20, to see how things go. Clubhouse would not be available for rental for at least 30 days after the pool/clubhouse opens. This allows us time to get systems running, check for issues.
- e. Clubhouse and Pool. When District accepts will need to add money yearly to reserves for maintenance and replacement cost.

Adjournment

There being no public comment or further business to come before the Board at this time, upon motion duly made by Director, Dino DiTullio, seconded by Director Jennifer DiTullio and unanimously carried, the meeting was adjourned at 9:58 A. M.

Respectfully submitted,



04/15/14

Guy Johnson, Secretary for the Meeting