

TAILHOLT METRO DISTRICTS

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED SPECIAL MEETING

OF THE BOARDS OF DIRECTORS OF

TAILHOLT METROPOLITAN DISTRICT NOS. 1-3

HELD: Thursday, March 8, 2022 at 6:00 p.m. at Town of Severance Town Hall, 3 South Timber Ridge Parkway, Severance, Colorado 80546

ATTENDANCE:

The coordinated special meeting of the Boards of Directors of the Tailholt Metropolitan District Nos. 1-3 (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 Present:

Ron Mullenbach, Dan Meyers, Mike DiTullio – via teleconference, Dino DiTullio – via teleconference

Also Present and in Attendance: David S. O'Leary of Spencer, Fane LLP via teleconference, Guy Johnson, and Shasta Johnson from the District were also present, and several homeowners please see sign in sheet for attendees.

CALL TO ORDER:

District Manager, Guy Johnson, called the meeting to order at 6:03 p.m.

QUALIFICATION OF BOARD MEMBERS/OATHS OF OFFICE COMBINES MEETING AND NOTICES:

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. O'Leary stated that all of the Board members had been administered the Oaths of Office. 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 Tailholt Metro District No. 1, with concurrence by the Tailholt Metro District No. 2, & 3. Mr. Johnson stated that the notice of the meeting was properly posted in at least 3 public places in each District No. 1, 2, & 3 boundaries at least 72 hours prior to this meeting. Notice of meeting and agenda was posted in accordance with law.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:

Mr. O'Leary 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 the Secretary of 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.

CONSIDER APPROVAL OF AGENDA:

The Board reviewed the agenda, and asked that the Public Comment portion of the meeting be moved to the end of the evening, upon motion duly made by Director Ron Mullenbach and seconded by Director Dan Meyers and Director Dino DiTullio, and unanimously carried, it was resolved to approve the agenda with the changes.

CONSIDER APPROVAL OF OCTOBER 28, 2021 MEETING MINUTES:

The Board reviewed the Meeting Minutes of the October 28, 2021 meeting. Upon motion duly made by Director Ron Mullenbach and seconded by Director Dan Meyers, and unanimously carried, it was resolved to approve the agenda.

FINANCAL REPORT

Mr. Johnson presented the Schedule of Payables for November 2021 through February 2022 with a total of \$391,427.83. After discussion with the Boards, upon motion duly made by Director Dan Mayers and seconded by Director Ron Mullenbach and By Director Dino DiTullio and unanimously carried, it was resolved to approve and ratify payables for November 2022 through February 2022 with a total of \$391,427.83.

LEGAL COUNSEL REPORT:

Exclusion: removing two lots 301 and 303 3rd Street from the District;

David O' Leary stated the District needed to remove two lots located at 301 and 303 3rd Street from the District; The lots were included in a land & HOA transfer. Upon motion duly made by Director Ron Mullenbach and seconded by Director Dan Meyers, Director Mike DiTullio and unanimously carried the Boards resolved to approve removing two lots located at 301 and 303 3rd Street from the Districts;

MANAGERS REPORT:

1. General District items and site work:

- a. Overseeing Lake levels, opening head gates as needed.
- b. Chlorine not to be used in the pump house any more. Aerator system to be installed this spring.
- c. Have set up bacteria program in Franklin Lake. Keep in mind of water turn over in lake.
- d. THMD to blow out whole non-potable system including homes. Might change to second Saturday of Oct...
- e. THMD should budget to buy water shares for future growth, and as a backup water source.
- f. Franklin Lake native area, re-seeding in May, but will let area grow to 20 inches or more to re-seed.
- g. Fence stain set up for filing 1, to start in May pending stain availability
- h. Replaced dead trees this year, will walk this June of 2022, will replace trees as budget allows.
- i. D R Horton is building Filing 4, Phase 1 has 54 lots, they are working on next Phase. Total will be 316 lots.
- j. Long term reserves estimate has been set up. O and M fees should be set up to start funds.
- k. Driving site for covenants issues.

2. Web Site:

- a. Keeping web site up, placing new documents as needed.

PUBLIC COMMENTS:

Homeowner James Donahue asked about the District elections and if one had to happen every year? Mr. Johnson stated that over the next few years, the District would have a call for elections each year. This is due to the State staggering terms for board positions.

Mr. Johnson noted elections are costly and this year the Districts would not have to have an election, the election would be cancelled. Mr. Johnson noted that several board members withdrew their self-nomination forms, to allow for new homeowners to be placed on the District boards. Since the current board members withdrew, and there were the same number of openings as people running for those positions, no election was needed.

Mr. Johnson, also noted that after the election he would meet with new board members to go over District items, such as fence stain, tree replacement, site drainage, native areas, up-grades to the Franklin Lake, District meeting's and have a Q & A with new board members. At this time Director Dan Meyers told the new board members that were at the meeting, it was very helpful meeting with Guy Johnson and going over District items.

Homeowner Jim Umberger asked about the non-potable watering schedule for watering lawns. He is concerned about people using too much water. District Manager, Mr. Johnson, stated that the non-potable water zones are on a clock and this year after several yards complete landscaping all of Phase 2 will be on the watering schedule. Dan Meyers reiterated the non-potable watering schedule and questioned if people "know how" to or understand the non-potable

watering schedule. Mr. Johnson stated that the non-potable watering schedule is posted to the website and gets emailed out to homeowners, and the District staff is very helpful when homeowners call in asking about the non-potable water. Mr. Johnson pointed out once the District moves to the non-potable water schedule, it is controlled by the District and homeowners would have to follow the non-potable watering schedule.

Mr. Johnson noted the Town of Severance Mayor and the Chief of Police were here to talk with the Tailholt Metro Districts residences about Town items and the Police Department. Mr. Johnson asked if no one had any other comments, that we would move on to adjourn the meeting.

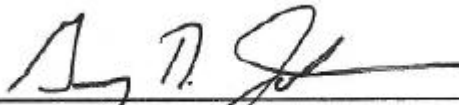
OTHER MATTERS:

Mr. Johnson noted with no other matters before the board, that we would get ready to hear from the Town of Severance Mayor and the Chief of Police.

ADJOURNMENT:

With no other matters to bring before the Boards, upon motion duly made by Director Ron Mullenbach, seconded by Director Dan Meyers, Director Dino DiTullio and unanimously carried, the Board resolved to adjourn the meeting of the Boards of Directors of the Tailholt Metropolitan District Nos. 1-3 at 6:20 p.m.

The foregoing minutes constitutes a true and correct copy of the directors meeting and discussions that went on during the meeting and are reflected in the meeting minutes of the above-referenced meeting and was approved by the Board of Directors of Tailholt Metropolitan District Nos. 1-3.



Guy D. Johnson, Secretary for the Meeting