

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, June 30th 2022 at 6:30 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:

Director Jackie Gottschalk, Director Shelby Foland, Director Jim Umberger, Director Dan Meyers, Director Jim Donahue, Director Dino DiTullio, and Director Ron Mullenbach

Director Jennifer DiTullio– via teleconference,

Also Present and in Attendance: David S. O'Leary of Spencer, Fane LLP, and Guy Johnson, from the District were also present, and Homeowner Lynn Meyers was also present.

CALL TO ORDER:

District Manager, Guy Johnson, called the meeting to order at 6:53 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,

Upon motion duly made by Director Dino DiTullio, and seconded by Director Ron Mullenbach of District #1, Director Jim Donahue and seconded by Director Dan Meyers of District 3 and unanimously carried, it was resolved to approve the agenda.

CONSIDER APPROVAL OF March 10th, 2022 MEETING MINUTES:

The Board reviewed the Meeting Minutes of the March 10th, 2022 meeting.

Upon motion duly made by Director Dino DiTullio, and seconded by Director Ron Mullenbach of District #1, Director Dan Meyers and seconded by Director Jackie Gottschalk of District 3, and unanimously carried, it was resolved to approve the agenda.

FINANCAL REPORT

Mr. Johnson presented the Schedule of Payables for January 2022 through May 2022 with a total of \$317,650.34. With no further discussion from the Boards,

Upon motion duly made by Director Dino DiTullio, and seconded by Director Ron Mullenbach of District #1, Director Jim Donahue and seconded by Director Jackie Gottschalk of District 3, it was resolved to approve and ratify payables for January 2022 through May 2022 with a total of \$317,650.34.

LEGAL COUNSEL REPORT:

Mr. O'Leary presented to the board the request of the owners of Lot 1 Block 5 and Lot 4 Block 8 of Hunter Hill Subdivision Phase 1 to include those lots within the district. The Board had no questions or additional discussion,

Upon motion duly made by Director Dino DiTullio, and seconded by Director Ron Mullenbach of District #1, Director Dan Meyers and seconded by Director Shelby Foland of District 3 and unanimously carried the Boards resolved to approve the inclusion of Lot 1 Block 5 and Lot 4 Block 8 of Hunter Hill Subdivision Phase 1.

Mr. O'Leary stated with a newly elected Board of Directors for District #3 it was time to appoint officers of the District going forward,

After further discussion, upon motion duly made by Director Gottschalk and seconded by Director Donahue and unanimously carried, the Board appointed the following officers for District No. 3:

| | |
|-------------------|-------------------------------|
| Jackie Gottschalk | President |
| Jim Donahue | Secretary/Treasurer |
| Shelby Foland | Vice President/Asst Secretary |
| Jim Umberger | Vice President/Asst Secretary |
| Dan Meyers | Vice President/Asst Secretary |

MANAGERS REPORT: Guy Johnson reviewed and discussed the following matters with the Board:

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. Board voted for natural treatments.
- c. Aerator system is installed.
- d. Have set up bacteria program in Franklin Lake. Keep in mind of water turn over in lake.
- 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 July pending stain availability
- h. Replaced of dead trees this year, will replace 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 saving funds.
- k. Grubs are an issue will put down application of grub killer.
- l. Working on irrigation issues around the site.
- m. Driving site for covenants issues.
- n. Have new board members, have met with new board members.

2. Web Site:

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

EXECUTIVE SESSION:

Mr. O'Leary stated there was not a need for an Executive Session at this time.

OTHER BUSINESS:

Mr. Johnson noted Director Dan Meyers had a few items that he would like addressed in the meeting, Directors Dan Meyers stated he would like the district to send out through the website that fireworks were illegal in the Town of Severance, Director Meyers also wanted to know if he or any other board member could contact David O'Leary at Spence Fane at directly, Mr. Johnson stated they could, however, please contact the district manager first because if district management could answer questions first, they could save on legal costs and expenses. If District management could not answer or address questions or issues, Mr. Johnson would contact Mr. O'Leary with the board or resident concerns. Mr. Johnson noted that by contacting the attorney this did incur legal costs and expenses and while the district did have a budget for legal expenses, if general items could be handled or if all the board members contact Mr. O'Leary on every questions, this would cause the legal budget to exceed the current budget and appropriations amounts.

Director Dan Meyers wanted to share with the board that the Town of Severance was hosting a Family Farm Tour of 3 Historic Area farms and wanted the district to place this on the website.

PUBLIC COMMENTS:

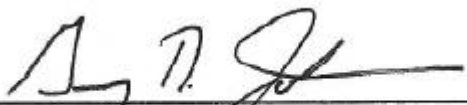
The board opened the floor to Public Comments, with no Public Comment this portion of the meeting was closed

ADJOURNMENT:

With no other matters to bring before the Boards,

Upon motion duly made by Director Dino DiTullio, seconded by Director Ron Mullenbach of District #1, Director Jackie Gottschalk and seconded by Director Dan Meyers District #3 and unanimously carried, the Board resolved to adjourn the meeting of the Boards of Directors of the Tailholt Metropolitan District Nos. 1-3 at 7:24 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