



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: Monday, April 22, 2024, 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
Ron Mullenbach
Mike DiTullio

Directors in Attendance:

John Cloudman
Michael Harrington
Luke Wagner
Ben Palmer (via teleconference)

Directors Absent and Excused:

Jennifer DiTullio

Also in Attendance:

David O’Leary of Spencer Fane, Guy Johnson, Jackie Johnson, from District Management Homeowners were present, please see attendance sheet in the Meeting Notebook as to homeowner that were present.

CALL TO ORDER:

Director John Cloudman called the meeting to order at 6:31 p.m.

QUALIFICATION OF BOARD MEMBERS/OATHS OF OFFICE:

Mr. Johnson reported that all 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 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 Luke Wagner, seconded by Director Dino DiTullio, Director Michael Harrington unanimously carried to approve the agenda with the abovementioned change.

APPROVAL OF MINUTES:

The meeting minutes of November 29, 2023, meeting was presented and discussed,

Upon motion duly made by Director Luke Wagner, seconded by Director John Cloudman, Director Ben Palmer, and Director Mike DiTullio, Director Dino DiTullio and unanimously carried to approve the meeting minutes of November 29, 2023.

FINANCIAL REPORT:

Consider approval and ratification of payables:

Mr. Johnson reviewed with the Board the expenditures for November 2023 through March 2024 for a grand total of \$801,805.18. After further discussion on the matters,

Upon motion duly made by Director Mike DiTullio, seconded by Director Michael Harrington, Director John Cloudman, Director Dino DiTullio and unanimously carried; the Board approved the payable for November 2023 through March 2024 for a grand total of \$801,805.18.

DISTRICT LEGAL COUNSEL REPORT:

the Fee schedule for the Out of District Pool Memberships was presented,

Mr. Johnson stated he was proposing.

- 1. Out of District Pool Memberships, the district could sell a limit of 10 (which SWTMD would mimic) at a cost of \$600.00 for the pool season.

Upon motion duly made by Director John Cloudman and seconded by Director Luke Wagner and unanimously carried:

The Board approved the Fee Resolution with updates to the Out of District Pool Membership fee at \$600.00 with a limit of 10.

DISTRICT MANAGERS REPORT:

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

1. General District items:

- a. Check fencing will stain the next section.
- b. Check detention areas, issues with trees dying in detention ponds must be removed.
- c. Check drainage areas. We have been cleaning detention ponds, inlets, outlets, drain pans and regarding areas for water issues. Trees in east detention pond need pruned.
- d. Changing out 5 areas that are mulch and replacing with cobble stone, as budgets allow.
- e. Replace mulch and dead shrubs at Summerfield’s and Threebell with new plants and cobble stone.
- f. Replace mulch and dead shrubs at Summerfield’s and Sienna with new plants and cobble stone.

2. Site Work:

- a. Fence stain project, as budget allows.

3. Web Site:

- a. Up-dating as needed and will upgrade in 2024/2025 to be ADA compliant.

4. Community Center & Pool: With STMD.

- a. SWTMD Low on funds, working with on doing some maintenance and replacements.
- b. Resurface parking lot.
- c. Restripe Parking lot.
- d. Paint/Stain exterior of Community Center
- e. Paint interior of Community Center
- f. Replace carpet in Community Center
- g. Replacement of Front Door to handicap accessible
- h. Upgrade other doors around the Community Center
- i. Add Additional Security Camera east side of pool.
- j. Upgrade Security System. Over 8 years old, hard to find parts.
- k. Replacing zero entry drain covers at the pool, Est cost \$3,300.00.
- l. Pool Heaters/Pumps. Replacement of heater complete cannot evaluate until we have water in the pool.
- m. Pumps to slides. Slides and all play equipment over 8 years old and no longer made.
- n. Upgrade or replace older parts of playgrounds in the pool area and park.
- o. Possible removing sod in the pool area, replace with concrete or artificial turf.
- p. Upgrade play structures/amenities in pool play area and park.
- q. Keep in mind fitness center up-grades in 3 more years Est cost \$66,000.00.
- r. Will set up meeting for two board members to meet from ST and SW to address issues.

PUBLIC COMMENTS:

Homeowner,

With no further comments this portion of the meeting was closed

ADJOURNMENT:

Following no further discussion,

Upon motion duly made by Director Luke Wagner, seconded by Director Mike 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 7:01 p.m.

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



Guy D. Johnson, Secretary for the Meeting