

TAILHOLT METRO DISTRICTS

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED SPECIAL MEETING

OF THE BOARDS OF DIRECTORS OF

TAILHOLT METROPOLITAN DISTRICT NO. 3

HELD: Thursday, March 13, 2025, 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 No. 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: Shelby Foland, Jim Donahue, Daniel Meyers, Ron Mullenbach, Dino DiTullio, and Jim Umberger. Also present via Zoom, Director, Jennifer DiTullio.

Also, Present and in Attendance: David O’Leary of Spencer Fane LLP, was via teleconference, Guy Johnson and Dominick DiTullio from the District were also present, and multiple homeowners please see sign in sheet for attendees.

Directors absent and Excused:

Director, Mike DiTullio

CALL TO ORDER:

Director Shelby Foland & Jim Donahue called the meeting to order at 6:30 p.m.

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

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. O’Leary stated that all the Board members had been administered the Oaths of Office. Mr. Johnson stated that the notice of the meeting was properly posted in at least one public place in each District No. 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 Shelby Foland and seconded by Director Jim Donahue and unanimously carried, it was resolved to approve the agenda.

CONSIDER APPROVAL OF OCTOBER 24, 2024, MEETING MINUTES:

The Board reviewed the Meeting Minutes of the October 24, 2024, meeting. Miki Arrivas mentioned that there was a mistake regarding the attendance. Need to change the meeting minutes to state that Miki Arrivas was in attendance.

Upon motion duly made by Director Jim Donahue and seconded by Director, & Director Shelby Foland and unanimously carried, it was resolved to approve the meeting minutes upon amendments.

CONSIDER APPROVAL OF THMD No. 2 AUDIT EXEMPTION RESOLUTION:

Mr. Johnson present to the board the Resolution to file the Audit Exemption for THMD Number 2 on-line, with no further discussion. Upon motion made by Director Dino DiTullio and seconded by Director Ron Mullenbach and unanimously carried.

FINANCAL REPORT

Mr. Johnson presented the schedule of payables for October 2024 through February 2025 with a total of \$117,762.74. Director Dan Meyers had questions as to the expense for the fence post signs. Jim Donahue also had questions about the expenses for Enviropest, Starlink, Xcel Energy, Christmas lights, Mill Brothers Landscaping and asked for board members to be involved in real time in payables decisions, wants a summary at of all expenses at the end of each month. Mr and Mrs. Johnson explained the details and addressed his requests. After discussion with the Boards, upon motion duly made by Director Dan Meyers and seconded by Director Shelby Foland, and Director Miki Arrivas s and unanimously carried, it was resolved to approve and ratify payables for October 2024 through February 2025 with a total of \$117,762.74.

LEGAL COUNSEL REPORT:

David O’Leary discussed the location for future meetings, stating that the Severance Town Hall was no longer able to accommodate the Board for meetings. Upon further discussion, the Board decided that meetings can be held at the South Timnath Metro District Clubhouse (6000 Summerfields Parkway Timnath, CO 80547)

MANAGERS REPORT:

1. General District items and site work:

- a. Overseeing Lake levels, opening head gates as needed.
- b. Chlorine was used in 2024, will be used in 2025, starting in July.
- c. Replaced dead trees this year will walk this spring of (2025), will replace as budget allows.
- d. Driving site for covenants issues.
- e. Keeping up maintenance of all tracts.
- f. Walk alley load alley and streets for warranty. Will make list for builder.
- g. Will walk south side of filing 4: lake area, will make list for Builder.

2. Web Site:

- a. Keeping web site up, placing new documents as needed.
- b. Web site being is updated due to new ADA rules. Cost to go up.
- c. E-mails to the community come from the web site.

3. District Office:

- a. up-grading web site to Streamline.

Board member, Dan Meyers discussed the possibility of having a book of “approved paint colors.” Mr. Johnson stated that the district management team would look into this and see if it is a possibility.

OTHER MATTERS:

Board Member Dan Meyers asked about:

- A. The water rights at Franklin Place in Severance, CO
- B. The district manager meeting with the Town of Severance town manager, discussed the possibility of bringing a board member to these meetings in the future.
- C. The possibility of adding 'Board Comments' under the 'public comments section' of the agenda for all future meetings. Upon further discussion, the board decided that the agenda should stay the same as it is.

President Shelby Foland asked about:

- A. Future social activities such as Halloween and Christmas

PUBLIC COMMENTS:

- A. NONE

ADJOURNMENT:

With no other matters to bring before the Boards,

Upon motion duly made by Director Shelby Foland and seconded by Director Jim Umberger and unanimously carried, the Board resolved to adjourn the meeting of the Boards of Directors of the Tailholt Metropolitan District Nos. 1-3 at 7:07 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