

**RECORD OF PROCEEDINGS
MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
TALON POINTE METROPOLITAN DISTRICT**

**HELD: Tuesday, May 22, 2024 at 3:30 PM Mountain Time Via
teleconference**

ATTENDANCE

A special meeting of the Board of Directors of the Talon Pointe Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Justin Baumgartner
Estella Lancaster
Anthony Jamroz
Donald Gandee
Nicole Ybarra

Also present: Angela Elliott, District Manager and Joe Saunders, Community Association Manager with Teleos Management; Heather Hartung, White Bear Ankele Tanaka & Waldron, Districts Counsel; Eric Weaver and Avery Weaver, Marchetti & Weaver, LLC, Talon Pointe Metropolitan District Accountants; and, members of the public.

CALL TO ORDER/DECLARATION OF QUORUM

On behalf of the Boards, Director Baumgartner called the meeting to order at 3:30 p.m.

CONFLICTS OF INTEREST DISCLOSURES

Ms. Hartung advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Hartung inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

APPROVAL OF AGENDA

Following discussion, upon motion duly made by Director Jamroz, seconded by Director Ybarra and upon vote, the Boards unanimously approved the agenda as presented.

PUBLIC COMMENT

Members of the public may express their views to the Boards on matters that affect the District. Comments will be limited to three (3) minutes.

No public comments were received

DIRECTOR MATTERS

A. Library Box Discussion

Director Jamroz discussed options on purchasing and installing a library box in the community. Management will present options at June meeting

CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.

A. Approval of April 11, 2024, Regular Meeting Minutes (enclosure**)**

Following discussion, upon motion duly made by Director Jamroz, seconded by Director Gandee and upon vote, the Boards unanimously to the April 11, 2024, Regular Meeting Minutes, as presented.

LEGAL MATTERS

A. Consider Approval of Resolution Adopting a Digital Accessibility Policy and Designation of a Compliance Officer (enclosure**)**

District Counsel Hartung discussed website accessibility and document remediation matters with the Board, the Resolution Adopting a Digital Accessibility Policy and the designation of a Compliance Officer Ms. Hartung added that pending legislation was on the Governor of Colorado's desk to extend the July 1, 2024 deadline and would keep the Board updated.

Ms. Hartung advised the Board to choose a third-party company to be the compliance officer and not a member of the Board. The Board discussed electing either White Bear Ankele Tanaka & Waldron or Teleos Management Group as the Compliance Officer. Each company would charge an extra fee for time spent with any compliance issues.

Following discussion, upon motion duly made by Director Baumgartner, seconded by Director Jamroz and upon vote, the Boards unanimously to approve Teleos Management Group as the District's Compliance Manager, as presented, and approved the Resolution Adopting a Digital Accessibility Policy

Ms. Hartung discussed the procedures of remediation of documents and the costs of each document remediated. On May 29, 2024, District Manager Elliott and the District's web master Jeff Miller will be meeting with Streamline, Document remediation company, to discuss the District's website and remediation process. Ms. Elliott will update the Board at the June 13, 2024 meeting.

B. Discuss Status of Oil and Gas Sites – Remediation Project # 21470 for Wells 11-9, 12-9, 21-9, 22-9, 3-9, 5-9 and 6-9)

1. Consider Payment from Chevron in the Amount of \$3,464.00 as Settlement of Claims (enclosure)

District Counsel Hartung discussed her conversation with Chevron Oil Company and provided a list of damage incurred throughout the past years. Chevron offered to provide a new check for \$3,464 in exchange for the District's signature on an updated settlement offer

Following discussion, upon motion duly made by Director Jamroz, seconded by Director Landcaster and upon vote, the Boards unanimously to approve accepting Chevron' \$3,464 payment in full for the District's damages, as presented.

C. Discuss Status of Two Vacant Lots (Block 11, Lot 7 & Block 17, Lot 2)

District Counsel Hartung discussed two vacant lots that have abandon capped oil drills and due to Colorado regulatory laws cannot have structures built. Currently, the lots are full of weeds and debris. District Manager Elliott offered to discuss the situation of the lots with the owner ELG, George Harlon of ELG Investors, LLC to maintain the appearance of the lots. The Board agreed to Ms. Elliott's offer and she will update the Board at the June 13, 2024 meeting.

MANAGEMENT MATTERS

A. Discussion on Trees Replacements

Community Manager Saunders discussed the 2 tree replacement proposals provided by Davey Tree and Autumn Landscaping. When comparing the 2 proposals, Davey Tree price per tree range from \$1,200 to \$1,050. Autumn Landscaping's range of prices per tree are \$725 to \$600. Both proposals are based on the total number of trees purchased. Directors Jamroz, Ybarra and Baumgartner volunteered to walk with Mr. Saunders and Autumn Landscaping representative to identify each dead tree to be replaced. Mr. Saunders will schedule a day and time to meet in the next couple of weeks. The budget for the repair and stain District Fencing is \$75,000.

Following discussion, upon motion duly made by Director Ybarra, seconded by Director Jamroz and upon vote, the Boards unanimously to approved accepting Autumn Landscaping pricing for tree removal and painting, as presented.

B. Discussion on Fence Painting

The Board discussed the repairing and staining of the common area fencing throughout the community, Community Manager Saunders

discussed the RFP used for contractors to provide proposals. Director Baumgartner noted that a couple of areas on the map that needs to be deleted from RFP due to the areas not officially accepted from by the District's responsibility. These proposals will be presented to the Board at June 13, 2024 meeting. There is \$35,000 budgeted to repair and stain common area fencing.

OTHER BUSINESS:

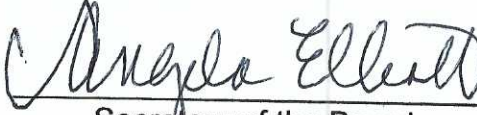
Director Lancaster discussed the condition of several yards within the community that had weeds and looked terrible. Community Manager Saunders stated that in the last 2 property visits 17 letters have been sent to homeowners for landscaping, weeds, and dead trees. Mr. Saunders will make sure to follow up with the homeowners with landscaping appearance violations.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:49 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 the regular meeting of Talon Pointe Metropolitan District.

Respectfully submitted,


Secretary of the Board