

# RECORD OF PROCEEDINGS

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## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE TALLMAN GULCH METROPOLITAN DISTRICT HELD WEDNESDAY, SEPTEMBER 25, 2019

A special meeting of the Board of Directors of the Tallman Gulch Metropolitan District was held on September 25, 2019 at 3:30 p.m. at the offices of Community Resources Services of Colorado, LLC, located at 7995 E. Prentice Avenue Suite 103E Greenwood Village, CO 80011. The meeting was open to the public.

**ATTENDANCE:**      In attendance were Directors:

Tim Craft; President  
Randy Roberts, Secretary/Treasurer  
Andrew Stewart, Assistant Secretary

Absent were Directors Bryan Antman and Stephanie Stewart, whose absences were excused.

Also Participating were:

Dianne Miller; Miller & Associates Law Offices, LLC  
Angie Kelly; Community Resource Services of Colorado  
Sue Blair; Community Resource Services of Colorado  
Jeff Keeley; Craft Companies  
Adam Paschal; Tallman Gulch Resident

**CALL TO ORDER:**      President Craft noted that a quorum of the Board was present and called the meeting to order at 3:34 pm.

**DIRECTOR  
QUALIFICATIONS/  
DISCLOSURES:**

Ms. Miller advised the Board that pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of members present was necessary to obtain a quorum or otherwise enable the Board to act.

Written disclosures of the interest of all of the directors were filed with the Secretary of State prior to the meeting.

**REVIEW AND  
APPROVE  
MINUTES:**

Review and Approve Minutes of the November 16, 2018 Special Meeting:  
Director Stewart moved to approve the minutes as presented. Upon a second by Director Craft, a vote was taken and the motion carried unanimously.

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## ADMINISTRATIVE ITEMS:

Approval of 2020 Annual Administrative Resolution: Director Roberts moved that the Board approve the 2020 Administrative Resolution as presented. Upon a second by Director Craft, a vote was taken and the motion carried unanimously.

Approval of Resolution Waiving Worker's Compensation Insurance for 2020: Director Roberts moved that the Board approve the Resolution to waive worker's compensation insurance as presented. Upon a second by Director Craft, a vote was taken and the motion carried unanimously.

Approval of Resolution to Call 2020 Election: Director Roberts moved that the Board approve the Resolution regarding the 2020 election as presented. Upon a second by Director Craft, a vote was taken and the motion carried unanimously.

## FINANCIAL ITEMS:

Review Cash Position Dated 9.20.19 and Financials Dated 8.31.19: Upon review of the financial statements by Ms. Blair, Director Roberts moved to accept the financials as presented. Upon a second by Director Craft a vote was taken and the motion carried unanimously.

Review and Consider Ratification and Approval of Payables: Director Roberts moved to approve and ratify the presented payables. Upon a second by Director Craft, a vote was taken and the motion carried unanimously.

Conduct a Public Hearing to Amend 2018 Budget: Director Craft opened the public hearing to consider amending the District's 2018 budget at 3:44 p.m. There being no public comment on the proposed amended budget, the public hearing was closed at 3:45 p.m. Director Craft moved that the Board approve the 2018 budget amendment as presented. Upon second by Director Stewart, vote was taken and motion carried unanimously.

Consider and Accept 2018 Audit: Ms. Blair reviewed the 2018 audit which presented a clean opinion. Ms. Miller noted legal had reviewed the audit as well and had no changes. Director Roberts moved that the Board accept the 2018 audit as presented. Upon second by Director Stewart, vote was taken and motion carried unanimously.

Conduct Public Hearing to Adopt 2020 Budget/Certify Mill Levy/ Appropriate 2020 Expenditures: Director Craft opened the public hearing to consider adoption of the 2020 budget at 3:54 p.m. There being no public comment, the public hearing was closed at 3:55 p.m. Director Roberts moved that the Board adopt the 2020 Budget as discussed, subject to the final AV and the final 2020 impact fee schedule, certify 5.528 mills in the General Fund and 53.213 mills in the Debt Service Fund, for a total of 58.741 mills, and to appropriate 2020 expenditures. Upon a second by Director Craft, a vote was taken and the motion carried unanimously.

## ATTORNEYS ITEMS:

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**DIRECTOR'S  
ITEMS:**

Update Development Status: Director Craft explained that the county may require the reapproval of construction drawings. This is not anticipated to be a huge cost to the District but the county requirements are unclear and further discussion will take place if necessary.

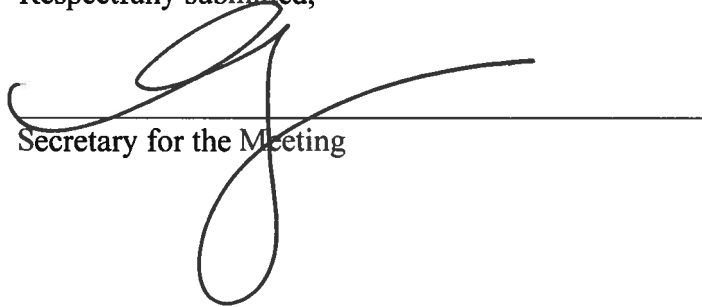
Schedule 2020 Board meeting for audit: The Board decided that Wednesday, July 22, 2020 would be the meeting date. Ms. Kelly will send out calendar invites.

Engage Roth Lang for Construction Drawings: Director Roberts moved to engage Roth Lang to prepare the construction drawings as required by the county, subject to legal review of the agreement. Upon a second by Director Craft, a vote was taken and the motion carried unanimously.

**ADJOURNMENT:**

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 4:05 pm.

Respectfully submitted,



Secretary for the Meeting