

SOUTHWEST TIMNATH METRO DISTRICT'S

RECORD OF PROCEEDINGS MINUTES OF THE JOINT ORGANIZATIONAL MEETING OF THE BOARDS OF DIRECTORS OF SOUTHWEST METROPOLITAN DISTRICT NOS. 1- 4

HELD: Friday, February 15, 2019, at 9:00 a.m. at 6000 Summerfields Parkway, Timnath, Colorado 80547

ATTENDANCE:

The joint organizational meeting of the Boards of Directors of the Southwest Timnath Metropolitan District Nos. 1 -4 (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:

Michael J. DiTullio	Kara DiTullio
Dino A. DiTullio	Jennifer DiTullio

David S. O'Leary of Spencer Fane LLP, Guy Johnson and Jackie Johnson from the District were also present.

CALL TO ORDER:

Dino DiTullio called the meeting to order at 9:03a.m.

QUALIFICATION OF BOARD MEMBERS/OATHS OF OFFICE:

Mr. O'Leary 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 informed the Board that the official bonds had been obtained and that all of 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:

Guy 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 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.

DISCUSSION OF OPEN MEETING REQUIREMENTS/POSTING REQUIREMENTS:

Guy 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 three public places within the Districts at least 72 hours in advance of the meeting, and (3) at the same time, a copy of such notice is to be posted at the office of the County Clerk and Recorder. If possible, the posting should include specific agenda information. Mr. Johnson further noted that notice of this joint organizational meeting had been so posted.

APPROVAL OF AGENDA:

The Board reviewed the agenda,

Upon motion made by Mike DiTullio and seconded by Director Dino DiTullio and unanimously carried to approve the agenda.

APPROVAL OF MINUTES:

The meeting minutes of November 08, 2018 meeting was presented and discussed,

Upon motion made by Director Mike DiTullio and seconded by Director Jennifer DiTullio and unanimously carried to approve the meeting minutes of November 08, 2018.

PUBLIC COMMENTS:

The Board noted no Public was in attendance for this.

APPROVAL & RATIFICATION OF FENCE STAIN COLOR RESOLUTION:

Mr. Guy Johnson stated the previous approved fence stain was through Kwal Paint and they have been bought out by Sherwin Williams, therefore, the stain that is now the approved fence stain is the Sherwin Williams Super Deck Traditional Russet, which is a very close match. All fencing staining of the Districts will remain the same. District fences are re-stained every 3 to 5 years as budgets allows and the same recommendations for the homeowner fences in the Districts where fence stain is; which should be stain fence every 3 to 5 years including all interior portions of any fencing of homeowner’s yard.

Upon motion duly made by Director Dino DiTullio, seconded by Director Mike DiTullio and unanimously carried, the Board approved the resolution of the fence stain through Sherwin Williams named Super deck Traditional Russet.

FINANCIALS:

Mr. Guy Johnson reviewed with the Board the expenditures for November 2018 through February 2019 totaling \$ 33,304.57.

Upon motion duly made by Director Dino DiTullio, seconded by Director Mike DiTullio and unanimously carried; the Board approved the payable for November 2018 through February 2019 totaling \$ 33,304.57.

APPROVAL & RATIFICATION OF THE PROMISSORY NOTE:

Mr. Guy Johnson presented the Promissory note to board and stated that it required renewal yearly, after further discussion,

Upon motion duly made by Director Dino DiTullio, seconded by Director Mike DiTullio and unanimously carried, the Board approved the Promissory Note for 2019.

APPROVAL & AUTHORIZATION OF BOND DOCUMENTS:

Mr. Guy Johnson discussed and reviewed with the Board the need to update or extend if needed any requiring Bond/Loan Authorizing documents for the Outstanding Loans/Bonds, with no further discuss,

Upon motion duly made by Director Dino DiTullio, seconded by Director Jennifer DiTullio and unanimously carried, the Board approved to Authorized the update and/or extension required for any and all Outstanding Bonds/Loans The District currently has or is looking at getting.

DISTRICT LEGAL COUNSEL REPORT:

David O’Leary stated he had nothing at this time.

DISTRICT MANAGERS REPORT:

Mr. Guy Johnson stated:

1. General District items:

- a. Must have replacement cost for District property in new budgets and reserves.
- b. Have been invoicing residents, online system is set up.
- c. Several calls to replace dead trees. We currently have 38 dead trees.
- d. Need approval on new stain mix, same color different vendor. Fence stain.
- e. Several calls to stain district fence. Very low number in budget. Will stain a minimal amount of fence each year.
- f. Talk on O and M fees to cover actual cost of O and M. Need to raise above \$1,200.00 to \$1,400.00

2. Site Work:

- a. Cleaning drains, pans and detention ponds, monthly.
- b. Builder added trees in ROW’s, added a few trees on site along with replacements.
- c. Working on playground areas, had inspected last fall. Added new mulch, tighten and or replacement of bolts.

- d. Playground and tables, Power wash once a month. Will be on hold.
- e. 2020 will stain north side of project, if funds are available.
- f. Front monument lights were vandalized and replace.
- g. Farson Drive west side monument lights are out, not enough funding to fix.

3. Web Site:

- a. Setting up.

4. Community Center & Pool:

- a. Up-dating records.
- b. Fitness area equipment 4 years old now, need to look at replacements soon.
- c. Pool Hours change 3rd or 4th week of August, fall hours during the weekdays will be opening at 4:30 pm. And closing at 7:30 pm due to sunlight hours, During the week is Due to late school times letting out.
- d. Talk on sale of pool memberships, will try to sale up 50 pool memberships in 2019.

OTHER MATTERS:

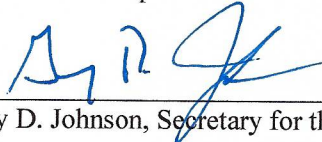
The Board noted there were no other matters at this time.

ADJOURNMENT:

Following no further discussion,

Upon motion duly made by Director Dino DiTullio, seconded Director Mike DiTullio and unanimously carried, the Board adjourned the joint organizational meeting of the Board of Directors of the Southwest Timnath Metropolitan District Nos. 1 – 4 at 9:26 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of Southwest Timnath Metropolitan District Nos. 1 – 4.



Guy D. Johnson, Secretary for the Meeting