

MINUTES OF THE
SPECIAL MEETING OF
THE TIMNATH RANCH METROPOLITAN DISTRICT NO. 1

HELD
May 13, 2022

The Board of Directors of Timnath Ranch Metropolitan District No. 1 held a special meeting, open to the public, via teleconference and MS Teams at 11:00 a.m. on Friday, May 13, 2022.

ATTENDANCE

Directors in Attendance (Via teleconference):

Jonathan A. Turner, Districts 1-4, President & Chairperson
Christopher J. Frye, Districts 1, 3 & 4, Vice Chair & Asst. Sec/Treasurer
Emily Kupec, Districts 1, 3 & 4, Vice Chair & Asst. Sec/Treasurer
Andrew M. Krill, Districts 1-4, Sec/Treasurer

Absent and Excused:

Martha F. Turner, Districts 1-4, Vice Chair & Asst. Sec/Treasurer

Also in Attendance:

Warren Turner; Hillside Commercial Group, Inc.
David O'Leary; Spencer Fane, LLP
Chad Walker, Elaina Cobb, Kirsten Starman, Doug Campbell, and Amanda Castle; Pinnacle Consulting Group Inc.
Jason O'Hara; Resident of Timnath Ranch

CALL TO ORDER

The Special Meeting of the Board of Directors of Timnath Ranch Metropolitan District No. 1 was called to order at 11:01 a.m. by Director Kupec, noting that a quorum was present. All Board Members confirmed their qualification to serve on the Board.

CONFLICT OF
INTEREST
DISCLOSURE

Mr. O'Leary stated notices of potential conflicts of interest for Directors J. Turner, M. Turner, Kupec, Frye and Krill were filed, disclosing potential conflicts as these Board Members are employees or affiliated with Timnath Ranch, LLC, and its predecessor entity, and its heirs, successors, affiliates, and assigns, the primary landowners and developer within the District. Mr. O'Leary advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board Members determined that the participation of the members' present was necessary to obtain a quorum or otherwise enable the Boards to act.

APPROVAL OF
AGENDA

The Board review the agenda. Upon a motion duly made by Director Kupec, seconded by director J. Turner, and upon vote, it was unanimously

RESOLVED to approve the agenda, as presented.

PUBLIC
COMMENT

The Board opened the meeting to public comments. There being none, this portion of the meeting was closed.

LEGAL ITEMS

West Village Pool Acquisition Documents: Mr. O’Leary presented West Village Pool Acquisition Documents and answered questions. Upon a motion duly made by Director Kupec, seconded by director J. Turner, and upon vote, it was unanimously

RESOLVED to approve the West Village Pool Acquisition Documents, as presented.

Capital Acceptance of Public Improvement Cost – West Village Pool: Mr. O’Leary presented the Capital Acceptance of Public Improvement Costs for the West Village Pool and answered questions. Upon a motion duly made by Director Kupec, seconded by director J. Turner, and upon vote, it was unanimously

RESOLVED to approve the Request for Capital Acceptance of Public Improvement Cost for the West Village Pool.

Resolution of the District to Reimburse Partial Capital Improvement Costs and Expenses: The Board considered approval of the Resolution of the District to Reimburse Partial Capital Improvement Costs and Expenses. Upon a motion duly made by Director Kupec, seconded by director J. Turner, and upon vote, it was unanimously

RESOLVED to approve Resolution of the District to Reimburse Partial Capital Improvement Costs and Expenses.

OTHER MATTERS

Ms. Cobb discussed the current non-resident pool fee of \$800 and requested Board direction on whether to keep the current rate or to revise. After discussion, the direction of the Board was to revise the non-resident pool fee from \$800 to \$500 for non-resident pool access.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 11:13 a.m.

Respectfully submitted,

Kieyesia Conaway
Kieyesia Conaway,
Secretary for the Meeting