

TIMNATH RANCH METROPOLITAN DISTRICT NOS. 1-4

NOTICE OF REGULAR MEETING AND AGENDA

TIMNATH RANCH METROPOLITAN DISTRICT NOS. 1, 3, & 4

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jonathan A. Turner	President & Chairperson	May 2025
Martha F. Turner	Vice Chairs & Asst. Secretary/Treasurer	May 2025
Christopher J. Frye	Secretary	May 2025
Emily Kupec	Treasurer	May 2027
Vacant	Secretary/Treasurer	May 2027

TIMNATH RANCH METROPOLITAN DISTRICT NO. 2

<u>Board Of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Jonathan A. Turner	President & Chairperson	May 2025
Scott Esplin	Vice Chairs & Asst. Secretary/Treasurer	May 2025
Jason O'Hara	Vice Chairs & Asst. Secretary/Treasurer	May 2025
Dustin Khaffaji	Vice Chairs & Asst. Secretary/Treasurer	May 2027
Vacant	Director	May 2027

Date: November 13, 2024 (Wednesday)

Time: 5:30 p.m., or as soon thereafter as possible

Place: 6000 Summerfields Parkway, Timnath, CO 80547 and MS Teams

[Click here to join the meeting](#)

Meeting ID: 272 450 950 763 Passcode: kSTF7X

Or call in (audio only)

[+1 720-721-3140,,766637191#](#) Phone Conference ID: 766 637 191#

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
- C. Consider Approval of Agenda.
- D. Public Comment. (Limited to 3-Minutes Per Person).
- E. Director Comments.

II. CONSENT AGENDA

- A. Consider Approval of Minutes – July 24, 2024, Regular Meeting.
- B. Consider Ratification of Payment of Claims.
- C. Consider Ratification of Contract Modifications.

D. Consider Approval of 2025 Annual Administrative Matters Resolution.

III. DISTRICT MANAGER ITEMS

A. District Manager's Report.

B. Consider Approval of 2025 Master Service Agreements with Operations and Maintenance Service Contractors.

- i. Fetch Dog Poop
- ii. A&B Pool Services
- iii. Affordable Pest Control
- iv. Amans Painting
- v. Davinci Sign Systems
- vi. Fence Consulting Services
- vii. Fiske Electric
- viii. Mill Brothers Landscape & Nursery
- ix. Pryor Plumbing and Heating
- x. Ramey Environmental
- xi. Royal Electrical Services
- xii. Star Playgrounds
- xiii. SV Clean
- xiv. SWPPP Colorado
- xv. Stone Creak Roofing
- xvi. All Phase Restoration

C. Consider Authorization of District Manager to Execute 2025 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2025 Budget.

IV. FINANCIAL ITEMS

A. Public Hearing regarding the Proposed Amended 2024 Budgets.

B. Consider Adoption of Amended 2024 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.

C. Public Hearing regarding the Proposed 2025 Budgets.

D. Consider Adoption of 2025 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.

E. Consider Approval of Amended Fee Schedule.

F. Consider Engagement of 2024 Audit Services with Hinkle & Company.

V. LEGAL ITEMS

A. Legislative Update Memo.

B. Update on Amended Service Plan for the Districts with the Town of Timnath.

C. Consider Approval of CORA Resolution.

D. Consider Approval of 2025 Election Resolution.

E. Consider Approval of Workers Compensation Exclusion Resolution.

F. Consider Updates to Developer Funding and Reimbursement Agreements and related Promissory Notes, as needed.

VI. DIRECTOR ITEMS

VII. OTHER MATTERS

VIII. EXECUTIVE SESSION

A. If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

IX. ADJOURNMENT