

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
Brandon Knapp	Vice Chairs & Asst. Secretary/Treasurer	May 2027

DATE: November 8, 2023 (Wednesday)

TIME: 5:30 p.m.

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

[Click here to join the meeting](#)

Meeting ID: 225 833 093 198; Passcode: i3To6q

Or call in (audio only)

[+1 720-721-3140,,615547400#](#); Phone Conference ID: 615 547 400#

I. ADMINISTRATIVE ITEMS

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

II. CONSENT AGENDA

- A. Approval of Minutes – August 2, 2022, Special Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
- D. Consideration and Approval of 2024 Administrative Matters Resolution.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Discuss Landscape Maintenance Cost Comparison.
- C. Consideration and Approval of 2024 Master Service Agreements with Operations and Maintenance Service Contractors.
 - i. A&B Pool Services

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower Blvd, Loveland, CO 80537
Phone : 970-617-2463 / FAX : 970-669-3612
Email : info@timnathranchmd.live

- ii. Affordable Pest Control
- iii. Amans Painting
- iv. Davinci Sign Systems
- v. Fence Consulting Services
- vi. Fiske Electric
- vii. Mill Brothers Landscape & Nursery
- viii. Pryor Plumbing and Heating
- ix. Ramey Environmental
- x. Royal Electrical Services
- xi. Star Playgrounds
- xii. SV Clean
- xiii. SWPPP Colorado

D. Consider Authorization of District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget.

IV. FINANCIAL ITEMS

- A. Public Hearing regarding the Proposed Amended 2023 Budgets.
- B. Consider Adoption of Amended 2023 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- C. Public Hearing regarding the Proposed 2024 Budgets.
- D. Consider and Discuss Districts 1 and 3 Exceeding the Property Tax Limit.
- E. Consider Adoption of 2024 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- F. Consider Proposals for 2024 Audit Services.

V. LEGAL ITEMS

- A. Update on Amended Service Plan for the Districts with the Town of Timnath.
- B. Consider Approval of Updated Fee Schedule.

VI. DIRECTOR ITEMS

VII. DEVELOPMENT UPDATE

VIII. OTHER MATTERS

IX. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.

X. ADJOURNMENT

******The next Regular Meeting is scheduled for TBD 2024******