

# **TIMNATH RANCH METROPOLITAN DISTRICT NOS. 1-4**

## **NOTICE OF REGULAR MEETING AND AGENDA**

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

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
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**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expiration</u></b>
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: July 24, 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: 256 938 400 068 Passcode: HhpS5V

**Or call in (audio only)**

+1 720-721-3140,,3479474# Phone Conference ID: 347 947 4#

#### **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 – November 08, 2023, Regular Meeting and Annual Meeting and June 28, 2024, Special Meeting.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.

#### **III. DISTRICT MANAGER ITEMS**

- A. District Manager's Report.
- B. Discussion and Approval/Denial of ARC Review on Roof Selection.

**IV. FINANCIAL ITEMS**

- A. Review Unaudited Financial Statements for the period ending May 31, 2024.
- B. Review and Consider Approval of 2023 Audited Financial Statements.
- C. Ratification of 2023 Audit Exemption for District No. 3.
- D. Public Hearing regarding the Proposed Amended 2023 Budgets.
- E. Consider Adoption of Amended 2023 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- F. Bond Refinancing Update.

**V. LEGAL ITEMS**

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

**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 November 13, 2024\*\*\****