

NOTICE OF COORDINATED SPECIAL 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 & Chairman | May 2025 |
| Martha F. Turner | Vice Chair & Asst. Secretary/Treasurer | May 2025 |
| Christopher J. Frye | Vice Chair & Asst. Secretary/Treasurer | May 2025 |
| Emily Kupec | Vice Chair & Asst. Secretary/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 & Chairman | May 2025 |
| Scott Esplin | Vice Chair & Asst. Secretary/Treasurer | May 2025 |
| Jason O'Hara | Vice Chair & Asst. Secretary/Treasurer | May 2025 |
| Dustin Khaffaji | Vice Chair & Asst. Secretary/Treasurer | May 2027 |
| Brandon Knapp | Director | May 2027 |

DATE: August 2, 2023 (Wednesday)

TIME: 5:30 p.m.

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

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)

720-721-3140; Phone Conference ID:615 547 400# (If joining the meeting by phone)

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. Consider Election of Officers of District No. 2.
- E. Public Comment. (Limited to 3-Minutes Per Person).

II. CONSENT AGENDA

- A. Review and Approval of Minutes – November 9, 2022 Regular Meeting, February 24, 2023 Special Meeting, and March 30, 2023 Special Meeting.
- B. Consider Ratification of Claims Presented for Payment.
- C. Consider Ratification of Contracts and Contract Modifications.

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report.
- B. Consider Additional Dog Waste Stations.
- C. Consider Non-Pot Water Operation and Ownership.

IV. FINANCIAL ITEMS

- A. Review unaudited financial statements for period ending June 30, 2023.

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

- B. Consider approval of 2022 Audits Timnath Ranch Metropolitan District Nos. 1, 2 & 4.
- C. Consider Ratification of 2022 Audit Exemption for District No. 3.

V. LEGAL ITEMS

- A. Update on Amended Service Plan for the Districts with the Town of Timnath.
- B. Update on SB23-110 – Annual Community Meeting Requirement.

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 Wednesday, November 8, 2023******