

MINUTES OF THE ANNUAL TOWN HALL MEETING OF  
TIMNATH RANCH METROPOLITAN DISTRICT NOS. 1-4

HELD  
November 8, 2023

The Annual Town Hall Meeting of Timnath Ranch Metropolitan District Nos. 1-5 was held in person at 6000 Summerfields Parkway, Timnath, Colorado 80547 and via MS Teams and Teleconference on Wednesday, November 8, 2023, at 5:00 p.m.

ATTENDANCE

District No. 1, 3 & 4 Directors in Attendance:

Jonathan A. Turner, President & Chairperson  
Christopher J. Frye, Secretary (Via Teleconference)  
Emily Kupec, Treasurer

District No. 1, 3 & 4 Directors Absent and Excused:

Martha F. Turner, Vice Chair & Asst. Secretary/Treasurer

District No. 2 Directors in Attendance:

Jonathan A. Turner, President & Chairperson  
Jason O'Hara, Vice Chair & Asst. Secretary/Treasurer  
Dustin Khaffaji, Vice Chair & Asst. Secretary/Treasurer  
Brandon Knapp, Vice Chair & Asst. Secretary/Treasurer

District No. 2 Directors Absent and Excused:

Scott Esplin, Vice Chair & Asst. Secretary/Treasurer

Also in Attendance:

Brendan Desmond; Spencer Fane, LLP  
Shannon Randazzo, Kevin Mitts, Kieyesia Conaway, and Christy McCutchen; Pinnacle Consulting Group, Inc  
Shannon McEvoy, Amanda Castle, and Tracie Kaminski; Pinnacle Consulting Group, Inc (Via Videoconference)

ADMINISTRATIVE  
ITEMS

Call to Order: The Annual Meeting of the Timnath Ranch Metropolitan District Nos. 1-4 (collectively, the "District") was called to order by Ms. Randazzo at 5:04 p.m.

ANNUAL MEETING  
REQUIREMENTS

Public Infrastructure Projects within the District: Director J. Turner and Director Kupec presented the Public Infrastructure Projects within the District to the Boards and answered questions.

Financial Report: Ms. Kaminski presented the June 30, 2023 unaudited financial statements to the Boards and answered questions.

## RECORD OF PROCEEDINGS

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Outstanding Bonds and District Repayment Obligations: Ms. Kaminski presented the Outstanding Bonds and District Repayment Obligation to the Boards and answered questions.

Open Floor for Questions: There were no Members of the Public present to ask questions.

ADJOURNMENT

There being no further business to come before the Annual Town Hall Meeting, the meeting was adjourned at 5:29 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

*Kieyesia Conaway*  
Kieyesia Conaway, Recording Secretary for the Meeting