

RECORD OF PROCEEDINGS
OF THE REGULAR MEETING OF THE
TABLE MOUNTAIN METROPOLITAN DISTRICT

HELD Monday, February 6, 2023, at 5:30 p.m., held via videoconference

ATTENDANCE A regular meeting of the Board of Directors of Table Mountain Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present by videoconference:

Ryan Tanner, President
Ben Moore, Treasurer
Heather Greene, Asst. Secretary
Bridget Junkala, Asst. Secretary
Kenneth Earl, Asst. Secretary

Additional Attendees: Lisa Mayers, District Counsel, Spencer Fane, LLP, Joy Tatton, District Accountant, Simmons and Wheeler; Brad Schuster and Angie Sherman, Keesen Landscape; Angela Elliott and Fallon Redmond, District Managers, Teleos Management Group; Jerry Spann, homeowner.

CALL TO ORDER On behalf of the District Board, Director Greene noted that a quorum was present and called the meeting to order at 5:38p.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST District Counsel Mayers noted that no disclosures need to be filed because the board is resident controlled.

PUBLIC COMMENT Members of the public may express their views to the Board regarding District matters, comments of which are limited to three (3) minutes.

- Hearing no comment, District Counsel Mayers closed Public Forum

PERFORMANCE UPDATE BY KEESEN LANDSCAPING: Brad Schuster and Angie Sherman with Keesen Landscape attended the meeting to address ongoing grounds maintenance concerns including outstanding items from 2022. Mr. Schuster discussed plans for completing needed irrigation repairs resulting from their snow removal services and starting Spring clean-up as soon as this week (weather permitting) and agreed to submission of the Improvement Plan.

APPROVAL OF MINUTES The Board reviewed Minutes of the Special meeting held by the Board of Directors of Table Mountain Metropolitan District on November 7, 2022.

- Following discussion and upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the Special Meeting Minutes and authorized Director Tanner to execute the Minutes as constituting true and correct record of the meeting proceedings.

APPROVAL OF AGENDA

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Following discussion, upon motion duly made by Director Moore, seconded by Director Junkala, upon vote and unanimously carried, the Board approved the agenda as amended and presented.

FINANCIAL MATTERS

a. Ratify Payment of Claims - The Board received the Payment of Claims, check #'s 3103 through #3123 totaling \$62,640.21 for claims paid from November 7, 2022, through January 31, 2023.

- Following discussion, on motion duly made by Director Greene, seconded by Director Earl, upon vote and unanimously carried, the Board ratified the claims through January 31, 2023, in the amount of \$62,640.21.

b. Financial Statements - District Accountant Tatton distributed and walked the Board through the December 31, 2022, Financial Statements. The General Fund balance as of December 31, 2022, was \$69,138 the Capital Fund balance was \$46, and the Debt Service Fund balance was \$160.859. Next Bond interest payment is due June 1, 2023.

- Following discussion, upon motion duly made by Director Greene, seconded by Director Tanner, upon vote and unanimously carried, the Board accepted the Financial Statements as presented.

c. Consider Fee Agreement for 2022 Audit - District Accountant Tatton discussed she had not received the fee agreement from WIPFLI, LLP for 2022 audit.

- Following discussion, upon motion and duly made by Director Greene, seconded by Director Earl, upon vote and unanimously carried, the Board approved engaging WIPFLI, LLP to prepare the 2022 audit, subject to the fee agreement not exceeding \$4500.

ATTORNEY ITEMS

a. Election Update - District Counsel Mayers explained the updated Election process and reported that as of this date, February 6, 2023, the district has not received any self-nomination forms. The Board recommended Teleos eblasting the homeowners regarding the self-nomination forms.

b. Discussion re: DOLA Playground Reimbursement – District Counsel Mayers and the Board discussed submitting an online application through DOLA for reimbursement of the safety improvement upgrades to the playground. Director Junkala volunteered to execute the online application through DOLA.

DIRECTORS ITEMS

Guidelines for Tree Laws - Director Greene reported working on draft revisions to the District Guidelines and will present the proposed revisions to the Board for adoption at the next meeting.

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MANAGERS ITEMS

a. Management Report - Manager Elliott walked the Board through the Managers Report, and there were no further questions asked of management.

b. Designation of 24-Hour Posting Location for 2023 Minutes - Manager Elliott discussed the Statute requirement that at a District's first meeting of the year, the District must designate the 24-Hour Posting Location of meetings, and confirmed that the Designated 24-Hour Posting Location will be on the District's website, <https://tablemountainmetrodistrict.com>, twenty-four (24) hours in advance. In the event that the District cannot post meeting notice on the District website, the Designated 24-Hour Posting Location will be on the East side Pump House fence, facing the trail.

- Following discussion and upon motion duly made by Director Tanner, seconded by Director Moore, upon vote and unanimously carried, the Board Designated the 24-Hour Posting Location to be on the District website, <https://tablemountainmetrodistrict.com>, or in the event notice cannot be posted on the website, on the back side of the Pump House fence facing the trail.

c. Davey Tree Plant Health Care - Upon a motion made by Director Tanner, seconded by Director Moore, upon vote and unanimously carried, the Board approved the Plant Health Care contract with Davey Tree provided that Management is contacted for approval prior to each application. Manager Elliott discussed sending Davey Tree's 2023 Plant Health Care contract for signature via DocuSign to Director Tanner.

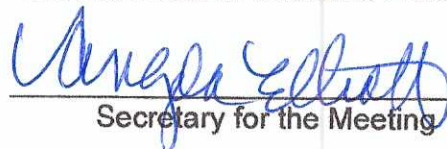
ADJOURNMENT: There being no further business to come before the Board of Directors at this time, upon motion duly made, seconded, upon vote and unanimously carried, the meeting was adjourned at 6:55p.m.

The foregoing Minutes constitute a true and correct copy of the Minutes of the meeting held on February 6, 2023, and were approved by the Board of Directors of the Table Mountain Metropolitan District.

Respectfully Submitted,


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District Board of Directors President


Secretary for the Meeting