MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

TALLMAN GULCH METROPOLITAN DISTRICT

HELD MONDAY, NOVEMBER 18, 2025, AT 1:00 PM

The special meeting of the Board of Directors of the Tallman Gulch Metropolitan District, Douglas County, Colorado was called to order on the day shown above in accordance with the laws of the State of Colorado. The following Directors were acting:

Tim Craft, President
Randy Roberts, Secretary/Treasurer
Aaron Dennis, Assistant Secretary
Gregory Brownell, Assistant Secretary
Jenine Dennis, Assistant Secretary

Also present were:

Sue Blair, Carlos Arreola-Karr, Community Resource Services of Colorado, LLC
Jeffery Erb, Erb Law, LLC

Residents:
Colleen Currie and Laurie Lauletta-Boshart

ADMINISTRATIVE ITEMS:

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 1:18 p.m.

CONFLICTS OF INTEREST

Written disclosures of the interests were filed with the Secretary of State at least seventy-two hours prior to the meeting.

APPROVE AGENDA

Director Aaron Dennis moved to approve the agenda as presented. Upon second by Director Brownell, a vote was taken, and the motion carried unanimously.

MINUTES

Director Brownell moved to approve the minutes of the meeting held on July 28, 2025, as presented. Upon second by Director Aaron Dennis, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT:

There were none.

FINANCIAL MATTERS:

a. **Ratify and Consider Approval of Claims:** Ms. Blair presented claims to be ratified from the period of July 2025 through November 2025. After review, Director Brownell moved to ratify the claims as presented. Upon second by Director Aaron Dennis, a vote was taken, and the motion carried unanimously.
b. **Review and Consider Acceptance of the Unaudited Financials:** Ms. Blair reviewed the Cash Position and financials for the period ending October 31, 2025. Director Brownell moved to accept the unaudited financial statements as presented. Upon second by Director Aaron Dennis, a vote was taken, and the motion carried unanimously.
c. **Conduct Public Hearing to Amend the 2025 Budget:** Director Aaron Dennis opened the public hearing at 1:26 p.m. Ms. Blair reviewed the 2025 budget amendment. There being no public comment on the amendment, the public hearing was closed. Director Brownell motioned to approve the amended 2025 budget as presented. Upon second by Director Aaron Dennis, a vote was taken, and the motion carried unanimously.
d. **Conduct Public Hearing to Adopt 2026 Budget:** Director Aaron Dennis opened the public hearing on the proposed 2026 budget. Ms. Blair provided a general overview of projected revenues and expenditures, noting that revenue levels for 2026 are expected to remain generally consistent with the prior year. She explained that the District continues to evaluate potential open space maintenance costs and discussed various budgeting approaches the Board may consider once updated landscaping information is available. Ms. Blair recommended postponing adoption of the 2026 budget until those updated figures are received. Following discussion, the Board agreed to continue the hearing and defer adoption of the 2026 budget to the December meeting.

MANAGEMENT ITEMS:

a. **Approval of 2026 Annual Administrative Resolution:** The Board reviewed the proposed 2026 Annual Administrative Resolution. Ms. Blair provided background information explaining that this annual resolution formalizes routine administrative actions required for the District each year, including the designation of the district's meeting posting locations, the appointment of officers and consultants, the authorization of contractual relationships, and compliance with statutory requirements such as records management and open meeting laws. She explained that adopting this resolution at the beginning of each year ensures the District remains in compliance with Colorado special district statutes and maintains consistent administrative processes. Following discussion, Director Brownell moved to approve the Resolution. Upon second by Director Aaron Dennis, the motion passed unanimously.

LEGAL ITEMS:

a. **Road Ownership and Access Gates:** Mr. Erb provided a brief overview of the legal considerations associated with road ownership and the potential for gating the community. He noted that gating may require confirmation of road status and could necessitate a Service Plan Amendment. No action was taken.

b. **Open Space Maintenance:** Mr. Erb briefly discussed open space responsibilities and confirmed that existing authority appears adequate, though additional review may be needed as new proposals are received. No action was taken.
c. **Service Plan Amendment:** Mr. Erb advised that certain initiatives being considered by the Board may require a Service Plan Amendment. He will review the District's current plan and provide further guidance. No action was taken.
d. **Cost Certification Status and Review:** Mr. Erb provided a short update on cost certification materials and noted that he is reviewing past filings. No action was taken.

ADJOURNMENT:

Director Brownell moved to adjourn the meeting at 2:24 p.m. Upon a second by Director Aaron Dennis, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

Carlos Arreola-Karr

Secretary for the Meeting