

RECORD OF PROCEEDING

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

TALLMAN GULCH METROPOLITAN DISTRICT

HELD TUESDAY, DECEMBER 9, 2025, AT 12:30 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:

Aaron Dennis, President
Gregory Brownell, Secretary
Jenine Dennis, Treasurer
Tim Craft, Director

Absent:
Randy Roberts, Director

Also present were:

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

Residents/Public:
Colleen Currie, Scott Rehner, and Amanda Hess

ADMINISTRATIVE ITEMS:

CALL TO ORDER

A quorum of the Board was present, and the special meeting was called to order at 12:48 p.m.

CONFLICTS OF INTEREST

Written disclosures of potential conflicts of interest 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

The Board reviewed the November 18, 2025 meeting minutes. Director Brownell noted that the officer titles listed in the draft minutes were incorrect, specifically that Tim Craft was listed as President and Randy Roberts was listed as Secretary. Staff confirmed the correction would be made prior to posting. Following discussion, the Board approved the November 18, 2025 meeting minutes, as revised.

PUBLIC COMMENT:

There were none.

FINANCIAL ITEMS:

- a. **Review and Consider Approval of 2026 Audit Engagement Letter:** Ms. Blair reviewed the proposed 2026 Audit Engagement Letter from Haynie & Company. She advised that Haynie & Company performed the District's 2024 audit, that the 2025 audit fee was \$9,500, and that the proposed 2026 audit fee increased by \$300 to \$9,800. Ms. Blair further explained that the District does not qualify for an audit exemption and therefore must continue to undergo an annual audit. After discussion regarding market pricing and available firms, Director Brownell moved to approve the 2026 Audit Engagement Letter with Haynie & Company. Upon second, a vote was taken, and the motion carried unanimously.
- b. **Review and Consider Approval of 2026 Streamline Website Invoice:** Ms. Blair reviewed the annual Streamline website hosting invoice and explained that Streamline hosts the District's website and supports website accessibility tools. After discussion, Director Aaron Dennis moved to approve the 2026 Streamline Website Invoice. Upon second by Director Brownell, a vote was taken, and the motion carried unanimously.
- c. **Review and Consider Approval of 2026 DocAccess Service Agreement:** Ms. Blair reviewed the proposed DocAccess service agreement offered through Streamline. She explained that the service would automatically convert public-facing website documents into an accessible format, including translations into other languages, at a rate of \$50 per month, and would reduce the need for manual document remediation. Director Brownell moved to approve the 2026 DocAccess Service Agreement. Upon second by Director Aaron Dennis, a vote was taken, and the motion carried unanimously.
- d. **Discussion regarding Landscaping Quotes:** Ms. Blair reviewed landscaping proposals received from Environmental, LandWorks, and Valor, noting that the proposals included various scopes and durations and could be customized by phase or zone. The Board discussed ongoing uncertainty regarding the extent of District open space responsibilities, prior HOA expenditures for certain trail and signage improvements, mowing and watering at the entrance features, and whether some landscaping-related charges appearing in resident statements had been misidentified. Mr. Erb advised that legal counsel was already reviewing property ownership and maintenance responsibility issues and expected additional clarification before spring maintenance decisions would need to be made. Tim Craft also offered to circulate maps showing open space ownership and the entities responsible for the various areas. No formal action was taken on the quotes at this time, but the Board agreed that a \$25,000 landscaping maintenance line item should be included in the 2026 budget for planning purposes while further responsibility determinations are made.
- e. **2026 Budget:** Ms. Blair reviewed the proposed 2026 budget, including the updated preliminary assessed valuation of \$11,358,130 and the recommended total mill levy of 60.123 mills, consisting of 5.280 mills for the general fund, 54.809 mills for the debt service fund, and 0.034 mills for abatements. She reviewed the projected property tax revenues and expenditures for both the general fund and the debt service and improvements fund and discussed the effect of adding a \$25,000 landscape maintenance line item to the general fund. Following discussion, Director Aaron Dennis moved to approve the 2026 budget as revised to include the \$25,000 landscape maintenance line item, to certify the total mill levy of 60.123 mills, and to appropriate the 2026 expenditures. Upon second by Director Brownell, a vote was taken, and the motion carried unanimously.

MANAGEMENT ITEMS:

There were none.

LEGAL ITEMS:

There were no separate legal action items beyond the discussions held during the landscaping and budget matters.

DIRECTOR ITEMS:

There were none.

OTHER BUSINESS:

Staff reported that the certified mill levy would be filed with Douglas County by December 15, 2025, and that the final budget resolution, budget message, and budget filing materials would be prepared and submitted to the Division of Local Affairs within the required deadlines.

ADJOURNMENT:

Director Brownell moved to adjourn the meeting. Upon second by Director Aaron Dennis, a vote was taken, and the motion carried unanimously. The meeting was adjourned at 1:38 p.m.

Respectfully submitted,

Carlos Arreola-Karr
Secretary for the Meeting