

SOUTHWEST TIMNATH METRO DISTRICTS

RECORD OF PROCEEDINGS MINUTES OF THE JOINT SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF SOUTHWEST TIMNATH METROPOLITAN DISTRICT NOS. 1-4

HELD: Thursday, November 12, 2025, at 5:30 p.m. at 6000 Summerfields Parkway, Timnath, Colorado 80547, along with being on Zoom.

ATTENDANCE:

The joint special meeting of the Boards of Directors of the Southwest Timnath Metropolitan District Nos. 1-4 (collectively, the "Board") was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Directors in Attendance:

Dino A. DiTullio (via Teleconference)
Ron Mullenbach
Tyler Drage
Irvan Christy
Mike DiTullio

Directors Absent and Unexcused:

Also in Attendance:

Guy Johnson, Jackie Johnson, and Dylan Lindesay from District Management team.
Brenden Desmond Spencer Fane District Legal

Public Attendance :

Paul Geiser 5813 Glendive Lane

CALL TO ORDER:

Director Michael DiTullio called the meeting to order at 5:30 p.m.

QUALIFICATION OF BOARD MEMBERS/OATHS OF OFFICE COMBINES MEETING AND NOTICES:

Mr. Johnson reported that all the Board members are registered to vote in Colorado and are residents and/or owners of taxable real or personal property within the Districts. Mr. Desmond stated that all the Board members had been administered at the Oaths of Office. The Districts are meeting in a combined board meeting. Unless otherwise noted, the matters set forth below shall be deemed to be the actions of the Southwest Timnath Metro District No. 1, with concurrence by the Southwest Timnath Metro District No. 2, 3, & 4. Mr. Johnson stated that the notice of the meeting was properly posted in 3 public places in District No. 1, 2, 3 & 4 boundaries at least 72 hours prior to this meeting. Notice of meeting and agenda were sent to the Larimer County Clerk and Recorder for posting as required by law.

Upon motion was made by Director Mike DiTullio, seconded by Director Tyler Drage, Director Ron Mullenbach and unanimously carried for the above-mentioned positions.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:

Mr. Johnson discussed the state law requirements for disclosure of potential conflicts of interest with the directors, noting that completed disclosure statements must be filed for each of the Directors with the Secretary of State and the Secretary of the District at least 72 hours prior to a meeting in which a

potential conflict may arise. In addition, each director is to verbally reveal his potential conflicts of interest to the Board at the start of the meeting in which the conflict may arise.

APPROVAL OF AGENDA:

The Board reviewed the agenda,

Upon motion was made by Director Michael DiTullio, seconded by Director Tyler Drage, Director Ron Mullenbach and unanimously carried to approve the agenda.

APPROVAL OF MINUTES:

The meeting Minutes of November 07, 2024, meeting was presented and discussed.

Upon motion was made by Director Michael DiTullio, seconded by Director Ty Drage, Director Ron Mullenbach and unanimously carried to approve the meeting minutes of the November 07, 2024, Meeting Minutes.

RESOLUTION CONCERNING ANNUAL ADMINISTRATIVE MATTERS 2026:

Mike DiTullio presented a Resolution Concerning Annual Administrative Matters for 2026 for the Districts.

Upon motion was made by Director Mike DiTullio, seconded by Director Tyler Drage, Director Ron Mullenbach and unanimously carried, the Board approved the Resolution Concerning Annual Administrative Matters for 2026, including: the contact person(s) for the District; the designated posting location(s) for the District; and the location for meetings of the Board of Directors.

TRANSPARENCY NOTICES:

Mike DiTullio presented the Transparency Notices and discussed that these will need to be posted on the District's website on or before January 15, 2026. These notices will also be provided to the Division of Local Government and appropriate state agencies as required by law.

Upon motion, it was duly made by Director Mike DiTullio, seconded by Director Tyler Drage, Director Ron Mullenbach and unanimously carried to approve the 2026 Transparency Notices for each of the Districts and to authorize District Management to post the notices and provide them to the Division of Local Government as required by statute in compliance with statutory requirements.

EXCLUSION OF WORKERS COMPENSATION INSURANCE.

We no comments or changes, Upon motion duly made by Director Ty Drage, seconded by Director Irv Christy, Director Ron Mullenbach and unanimously carried to approve the Resolution to Exclude the Board from Worker's Compensation Insurance and to file the Resolution along with the State of Colorado Worker's Compensation Exclusion form with the appropriate parties.

APPROVAL OF 2026 DISTRICT SERVICE AGREEMENTS:

Mr. Johnson presented and discussed engagement letters and/or proposals for service agreements for District Management, Landscape Maintenance Agreements, Pool Management agreement with STMD, Annual Audit and Exemption Agreements, Internet and Phone contracts and engagement of District Counsel to the Board of Directors. Mr. Johnson discussed the renewal and/or engagement of service providers for the District and reviewed the proposed costs and expenditures related to these service agreements with the Board. After further discussion on the matters and

Upon motion, it was duly made by Director Ron Mullenbach, seconded by Director Dino DiTullio, Director Tyler Drage and unanimously carried to approve the District service agreements and make changes if needed for District Management, Landscape/Maintenance, Annual Audit and Exemption

Agreement, Internet and Phone contracts and District Counsel. Also authorized Guy Johnson to finalize any negotiations and execution of the service agreements for 2026.

AUDIT AND AUDIT EXEMPTION:

Mrs. Johnson reviewed with the Board preparing for the 2024 audits and/or exemptions. It was noted that if revenues or expenditures for a district are less than \$750,000 the District may file application for Exemption from Audit on or before March 31st.

Upon motion duly made by Director Irvan Christy, seconded by Director Ron Mullenbach, Director Mike DiTullio and unanimously carried to authorize Mr. Johnson to prepare for 2025 audits and or fill out application for exemptions from audits as appropriate and to take further action as necessary to complete and file these documents with the necessary state agencies.

PAYABLES:

Mr. Johnson presented the Schedule of Payables for November 2024 through October 2025. After further review:

Upon motion duly made by Director Michael DiTullio, seconded by Director Irvan Christy, Director Ron Mullenbach unanimously carried to approve and ratify payables for November 2024 through October 2025 with a total of \$1,010,744.68.

2025 AMENDED BUDGET HEARING:

Mrs. Johnson stated that a budget amendment for District #1 was necessary for this year due to the rising cost of irrigation utilities.

2026 BUDGET HEARING:

Upon motion by Director Michael DiTullio, seconded by Director Tyler Drage, Director Ron Mullenbach and unanimously carried, the Boards opened the Public Hearing of the 2026 Proposed Budget. Mr. Johnson presented the Board with the proposed 2026 Budget, importantly notice the increase in operation & maintenance fees. After further discussion of the 2026 Budget, Director Ron Mullenbach, seconded by Director Michael DiTullio, Director Tyler Drage to close the Public Hearing and unanimously carried.

Upon motion, it was duly made by Director Michael DiTullio, seconded by Director Tyler Drage, Director Irv Christy and unanimously carried, the Board: (1) Approved and 2026 budget as presented with O & M increase with mill levies Gallagherized; (2) Authorized the appropriation of funds for the expenditures set out in the budgets. (3) Authorized the President and the Secretary to sign the necessary documentation; and (4) Directed the District Manager to file the budgets with the Division of Local Government prior to January 31, 2026.

CONSIDER APPROVAL RESOLUTION REGARDING INCREASE OF OPERATION & MAINTENANCE FEE:

Upon motion, it was duly made by Director Dino DiTullio, seconded by Director Tyler Drage, Director Ron Mullenbach and unanimously carried, the Board agreed to raise the cost of operation and maintenance fees to \$1,800 per year per household.

APPROVAL OF PROMISSORY NOTES:

Mr. Johnson stated the Promissory notes required renewal yearly renewals and updates, Mr. Johnson noted the changes were just interest accruals, after further discussion,

Upon motion, it was duly made by Director Michael DiTullio, seconded by Director Tyler Drage, Director Ron Mullenbach and unanimously carried, the Board Resolved to approve the updated Promissory Note for 2026 as discussed.

LEGAL COUNSEL REPORT:

Brenden Desmond presented the District Legal updated mentioning the resolution of the board election since we have not had a meeting since then. There were no further comment at this time.

Southwest Timnath Metro Manager Report

November 12th, 2025

1. General District items:
 - a. Check fencing will stain the next section and do repairs as needed.
 - b. Check detention areas, making sure they drain.
 - c. Replaced Trees in SW area as budget allowed.
 - d. Moving forward with proposed work around the Community as budget allows

2. Site Work:
 - a. Fence stain project, as budget allows.
 - b. Continue neighborhood drive outs for covenant control.

3. Web Site:
 - a. Up-dating as needed.

4. Community Center & Pool: With STMD.
 - a. Replace carpet in Community Center, possible 2027 budget item.
 - b. Replacement of Front Door of Community Center to handicap accessible.
 - c. Upgrade other doors around the Community Center.
 - d. Upgrade Security System.
 - e. Upgrade or replace older parts of playgrounds in the pool area and park.
 - f. Possibly removing sod in the pool area, replace it with concrete or artificial turf. Reduce maintenance work and clean up over the Summer.
 - g. Keep in mind fitness center up-grades in 3 more years Est cost \$66,000.00.

PUBLIC COMMENTS:

Comment from homeowner Paul Geiser 5813 Glendive Lane stated that he thought it is a great idea that the board and district management writes up a letter to the residents as to why the O&M fees have been raised, rather than only informing the residents the fees have raised.

OTHER MATTERS BEFORE THE BOARD:

Director Irv Christy mentioned the possibility of switching grass into rock or some other substitute to reduce water costs. District management will look into this but it will have to be determined if it will save enough money over time to pay for that project.

Board also asked District management to monitor the clubhouse use of energy during closed hours (lights, temp, etc.) District management will monitor this and engage in action when able to do so.

Mr. Johnson presented the date for the 2026 Board of Directors meeting dates

Annual Meeting Date: Changed to July 8, 2026

Board Meeting Dates: March 24, 2026, at 5:30 pm and November 3, 2026, at 5:30 p.m.

ADJOURNMENT:

Following discussion and upon motion duly made by Director Michael DiTullio, seconded by Director Ron Mullenbach, Director Tyler Drage and unanimously carried, the Board adjourned the joint special meeting of the Board of Directors of the Southwest Timnath Metropolitan District Nos. 1-4 at 6:12 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of Southwest Timnath Metropolitan District Nos. 1-4.



Guy D. Johnson