

Table Mountain Metropolitan District
March 9, 2021 Board Meeting

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

HELD: Tuesday, March 9, 2021, at 5:30 p.m. via telephone conference/zoom meeting in light of the COVID 19 Pandemic.

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 and acting:

Heather Greene (by Zoom)
Jerry Spann (by Zoom)
Bridget Junkala (by Zoom)
Scott Havn (by Zoom)
Vacant

Also, present: Lisa Mayers, Spencer Fane LLP. District Counsel (by Zoom); John Simmons, District Accountant, Simmons and Wheeler (by Zoom); Angela Elliott and Don Cullen, District Managers (by Zoom); and various members of the public (by Zoom).

I. ADMINISTRATIVE MATTERS

a. Call to Order: On behalf of the Board, Director Greene noted that a quorum was present, and the meeting was called to order at 5:31 p.m.

b. Disclosures of Potential Conflicts of Interest:

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded and unanimously carried, the Board directed that said disclosures be incorporated herein.

c. Public Comment:

Soccer Shots:

Homeowner B. Bunyak noted she is in favor of Soccer Shots and the organization had sent out guidelines regarding COVID restrictions.

Homeowner A. Haleb also commented on the great job the organization did last year and in support of Soccer Shots.

Homeowner J. Zerba discussed the practice was scheduled for 10 weeks but have lost one week without the approval. Discussion followed on the registration fee.

Homeowner K. Larkins commented on Soccer Shots program and in favor for this year.

Homeowner A. Rogers in favor of Soccer Shots and asked the Board what the issues are for not approving. Director Greene explained COVID restrictions and compliance was not the only issue and decisions need to be made using District property.

Table Mountain Metropolitan District
March 9, 2021 Board Meeting

Homeowner A. Turner will comment on the guidelines for basketball hoops when addressed on the agenda but would like hoops to remain on homeowners' property without limitations to season; suggested more pet waste stations installed along walking path in Phase 2; and asked questions about county work status on sidewalks. Director Spann discussed Jefferson County marking the areas that Lennar will need to repair before final acceptance. Director Spann will follow up with Lennar when the patch work will be done.

d. Acknowledge and accept the resignation of Beth Emerson:

The Board acknowledged and accepted the resignation of Beth Emerson.

e. Review and Approval Minutes of November 9, 2020, Meeting and Budget Hearing.

The Board reviewed the minutes of the November 9, 2020, regular meeting and budget hearing held by the Board of Directors of Table Mountain Metropolitan District. Following discussion and upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes as presented and authorized the President and Secretary to execute the minutes as constituting a true and correct record of the proceedings of the meeting.

II. FINANCIAL MATTERS:

a. Review and Ratify Approval of Payment of Claims.

District Accountant Simmons reviewed with the Board the Payment of Claims, Check # 1419 through Check # 3010, totaling \$29,676.66 for claims paid through March 1, 2021.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board ratified the payment of claims through March 1, 2021, in the amount of \$29,676.66.

b. Financial Report ending December 31, 2020.

District Accountant Simmons discussed the December 31, 2020, Financial Statements with the Board and walked the Board through the financials. Accountant Simmons further discussed the General fund as of December 31, 2020, was \$7,959. As of end of December 31, 2020, the Capital fund balance was \$12,100 and \$74,636 in the Debt Service Fund. District Accountant Simmons discussed the \$12,100 in the Capital Fund will be transferred to the General Fund. He further noted the overall mill levy dropped from 66.000 mills to 55.000 mills.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board accepted the financial statement as presented to the District for the December 31, 2020 period.

III. LEGAL MATTERS:

a. District vs. HOA Responsibilities:

District Counsel Mayers clarified although there are references to an association in the Declaration of Covenants, Conditions and Restrictions, Section 4.2 delegates and

Table Mountain Metropolitan District
March 9, 2021 Board Meeting

assigns to the District the powers of enforcement. Such delegation and power includes design review approval; design guidelines and to enforce the rules in the community. The exceptions are itemized in Section 4.3 regarding assessments and foreclosures that are reserved by the Homeowners Association. Further discussion followed by Director Greene and Homeowner Mary Beth Doig Hurst, president of the HOA. The Board and Mary Beth Doig Hurst agreed the system is working great and will let Advance Management know their role.

IV. DIRECTOR MATTERS:

a. Ad hoc Committee to formalize rules/procedures and guidelines (basketball hoops/revisions to design guidelines)

The Board engaged in discussion regarding the driveway area adjacent to the tree lawn and is that personal property or an easement area. Further discussion followed on basketball hoops not allowed in the public streets or blocking egress, hoops should be moved on driveway when not in use and the need to define location.

Following discussion, upon motion duly made by Director Greene, seconded by Director Junkala, upon vote and unanimously carried, the Board approved basketball hoops not in use are to be temporarily stored 8' from the city sidewalk and basketball hoops are no longer restricted to the months of April through October, but can be used year-round.

The Board further directed Teleos Management to compose a letter to homeowners regarding the revised basketball guidelines and forward to Board for approval and then sent back to HOA Management to send out to homeowners.

b. Soccer Shots Denver – Practice Field:

The Board engaged in discussion regarding use of the common areas for Soccer Shots this year. Further discussion followed on COVID 19 restrictions and guidelines needed; schedule for soccer training sessions, including rain days; make sure damage to the common areas are covered under the indemnification form, and insurance and indemnity forms.

Following discussion, upon motion duly made by Director Havn, seconded by Director Greene, upon vote and unanimously carried, the Board approved Soccer Shots for this year, subject to: receipt of their insurance and indemnification; COVID guidelines; and, the 2021 schedule.

c. Lennar Reimbursement – Director Spann:

Director Spann discussed Keesen provided bids for completing the turnover from the installation by Lennar in the Phase 2 area walked by Director Spann, Lennar and Management. The bids were sent to Lennar for approval and Lennar will reimburse District for the work performed by Keesen rather than doing the work themselves.

d. Landscape Update:

Table Mountain Metropolitan District
March 9, 2021 Board Meeting

The Board engaged in discussion regarding the Denver water area that needs to be walked by July when the one-year warranty expires. Director Greene will touch base with Ryan Haas of Denver Water prior to July to set up the final walk.

Director Spann further discussed the majority of Keesen's irrigation repairs were due to Denver water construction and he will reach out to R. Haas for reimbursement of approximately \$4,000 in repairs.

A walk will take place in Spring to come up with a list of recommended trees, shrubs, rock and mulch to be replaced.

e. Roles and Communication:

Director Junkala discussed the need for the Board to be more transparent with communications and approvals. She discussed the difficulty of communicating with other board members and the state statute restricting the number of directors that can discuss district business without creating a public meeting. Further discussion followed on the challenges and possible problems of using social media for any and all board members.

Further discussion followed on matters needing board opinions or approval between district meetings should be sent to Management to poll the board. District Counsel Mayers also mentioned the Board can hold special meetings anytime between regular meetings.

f. Signs for Playgrounds and Pavilions:

The Board engaged in discussion regarding district property and who can use the facilities. District Counsel Mayers discussed the District's right to regulate the use of district property that is public property.

Following discussion, the Board directed Management to look into verbiage and costs of signs stating "for the use of District residents".

V. MANAGEMENT MATTERS:

a. 2021 Designated Posting Place:

Manager Elliott discussed Statute requires that, at a District's first meeting of the year, the District must designate the 24-hour Posting Location of meetings. The District's designated 24-hour Posting Location is on the District's website at <https://tablemountainmd.colorado.gov> twenty-four hours in advance. In the event that the District is unable to post notice on the District's website, the designated posting place will be on the east side of the pump house fence facing the trail.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the Designated 24-hour Posting Location on the website or on the back side of the pump house fence facing the trail.

b. Review Proposals for 2021 Landscape Services:

Table Mountain Metropolitan District
March 9, 2021 Board Meeting

District Manager Elliott included in the board meeting packet the bids received from Keesen Landscape in the amount of \$32,767.71 plus \$885.84 for native weed control; ALC property maintenance in the amount of \$89,328 with no line item for native weed control; and Metco Landscape bid in the amount of \$37,296 and native weed control would be extra (estimated at \$440 for 2 applications and \$1,040 for all the native areas). None of these bids include IPS spraying for the trees and deep root fertilization which is the most important and particularly if we are planting new trees this year. Historically, when the developer was funding, the District had a tree health program. Management has realized it is more economical to hire a tree company to come out and service the trees as well as winter watering.

District Manager Cullen presented the excel spreadsheet for comparison of the three bids.

Management will reach out to a tree company for winter watering and deep root fertilization.

c. Consider Award of 2021 Landscape Contract:

Following review and discussion regarding the 2021 Landscape Service proposals, upon a motion duly made and seconded, the Board unanimously awarded the 2021 Landscape Service contract to Keesen Landscape, Inc. for a two-year period and directed legal counsel to prepare the agreement for execution.

d. Mosquito Control Contract:

The Board engaged in discussions regarding mosquito control and reviewed the 2020 annual report.

Following discussion, upon motion duly made by Director Greene, seconded by Director Spann, upon vote and unanimously carried, the Board approved the Mosquito Control Contract with Vector Disease Control and the District.

VI. OTHER BUSINESS:

a. Pool Water Usage:

The Board engaged in discussions regarding coordinating with the HOA on timeline for filling the pool. Further discussion followed on a water meter reading prior to filling the pool and a reading after the pool is filled to best estimate water usage and charges, and request reimbursement from the HOA.

b. Vandalism of Play Equipment:

The Board engaged in the discussion of the possible vandalism of the play equipment. Following discussion, the Board directed Management to provide quotes for repair and or replacement to the damaged playground equipment.

c. District Boundaries / 48th Avenue:

District Manager Elliott researched the filings of boundary maps on the Division of Local Government website, and the map filed is correct, excluding portion of outside the fence.

Table Mountain Metropolitan District
March 9, 2021 Board Meeting

d. Reservation for Large Park and Pavilion:

District Manager Elliott received a request from homeowner to use the Pavilion on June 12 with 1-2 food trucks for her daughter's graduation party.

The Board engaged in discussions regarding reservation system, who would manage the system, indemnification forms and waivers, and the fee to reserve, including a security deposit.

Following discussion, the Board agreed to keep the use of the pavilion that has been in place as on a 1st come 1st served basis.

e. Appointment of Board Member to fill vacancy:

The Board engaged in discussions to fill the vacancy on the Board. Following discussion, upon motion duly made by Director Spann, seconded by Director Junkala, upon vote and unanimously carried, the Board appointed Kenneth Earl to fill the vacancy.

Management and District Counsel will reach out to Mr. Earl regarding his appointment.

VII. ADJOURNMENT:

There being no further business to come before the Board of Directors at this time, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 8:21 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the meeting held on March 9, 2021, and was approved by the Board of Directors of the Table Mountain Metropolitan District.


Respectfully Submitted,

DocuSigned by:



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President



Secretary for the Meeting

Table Mountain Metropolitan District
June 8, 2021 Board Meeting

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

HELD: Tuesday, June 8, 2021, at 5:30 p.m. via telephone conference/zoom meeting in light of the COVID 19 Pandemic.

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 and acting:

Heather Greene (by Zoom)
Jerry Spann (by Zoom)
Bridget Junkala (by Zoom)
Scott Havn (by Zoom)
Vacant

Also, present: John Simmons, District Accountant, Simmons and Wheeler (by Zoom); Angela Elliott and Don Cullen, District Managers (by Zoom); Kenneth Earl (board candidate and by Zoom) and various members of the public (by Zoom).

I. ADMINISTRATIVE MATTERS

a. Call to Order: On behalf of the Board, Director Greene noted that a quorum was present, and the meeting was called to order at 5:33 p.m.

b. Disclosures of Potential Conflicts of Interest:
The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded and unanimously carried, the Board directed that said disclosures be incorporated herein.

c. Public Comment: No comments from public.

d. Oath of Office/Bond: Kenneth Earl was administered the Oath of Office to serve on the Table Mountain Metropolitan District. The required public official position schedule bonds will be obtained, and Mr. Earl's Oath will be filed as required by law.

e. Review and Approval Minutes of March 9, 2021, Meeting.
The Board reviewed the minutes of the March 9, 2021, regular meeting and budget hearing held by the Board of Directors of Table Mountain Metropolitan District. Following discussion and upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes as presented and authorized the President and Secretary to execute the minutes as constituting a true and correct record of the proceedings of the meeting.

Table Mountain Metropolitan District
June 8, 2021 Board Meeting

II. FINANCIAL MATTERS:

a. Review and Ratify Approval of Payment of Claims.

District Accountant Simmons reviewed with the Board the Payment of Claims, Check # 3011 through Check # 3021, totaling \$24,889.56 for claims paid through June 3, 2021.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board ratified the payment of claims through June 3, 2021, in the amount of \$24,889.56.

b. Financial Report ending December 31, 2020.

District Accountant Simmons discussed the March 31, 2021, Financial Statements with the Board and walked the Board through the financials. Accountant Simmons further discussed the General fund as of March 31, 2021, was \$81,244. As of end of March 2021, the Capital fund balance was \$12,100 and \$282,290 in the Debt Service Fund. District Accountant Simmons discussed the \$12,100 in the Capital Fund will be transferred to the General Fund. He further noted the outstanding notes to the Developer of approximately \$508,000 needs to be written off. District Accountant Simmons directed District Manager Elliott to contact Lennar to see if they are willing to forgive the debt and run by District Legal Counsel as well.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board accepted the financial statement as presented to the District for the March 31, 2021, period.

c. Review and Accept the 2020 Audit

District Accountant Simmons had not received the 2020 draft Audit and will circulate to the Board when he receives.

Following discussion, upon motion made, seconded, upon vote and unanimously carried, the Board approved the 2020 Audit subject to the Board's review, District Counsel's review and clean opinion from auditors. District Accountant Simmons discussed the Board can ratify the 2020 Audit at the November meeting.

III. LEGAL MATTERS:

a. SB 21-262:

District Manager Elliott summarized the proposed bill:

1. Districts are required to provide the call for nominations in 1 of 5 ways: publication; mailing; inclusion in newsletter or billing statement; posting on a website; or physically posting.
2. Districts organized after January 1, 2000, are required to set up and maintain a website by January 1, 2022.
3. Districts organized after January 1, 2000, are required to file an annual report by September 1 for preceding year.
4. Provide homeowners with a disclosure notice including anticipated fee and tax amounts to newly constructed residences.

Table Mountain Metropolitan District
June 8, 2021 Board Meeting

5. Prohibition of Dominant eminent domain powers without written resolution from jurisdiction which the property to be condemned is in.

District Manager Elliott further discussed the bill is still pending (District Accountant Simmons noted the bill had passed today) and will be effective 90 days after the Governor signs or at the January 2022 session.

b. Ratification of Confidential Settlement and Release Agreement:

Director Spann discussed this Agreement was for the entrance of Phase 2; the monument sign; replace all trees and shrubs in Phase 2; and creates a V channel to drain into the detention pond instead of the standing water.

District Manager Elliott discussed the Confidential Settlement and Release Agreement with Lennar was revised because the release was too general and the last item of the acceptance of the underdrains has not taken place. The District is still waiting for the report by Lennar's engineer.

Following discussion, upon motion duly made by Director Greene, seconded by Director Junkala, upon vote and unanimously carried, the Board ratified the Revised Confidential Settlement and Release Agreement subject to Board's review which is due by June 15, 2021.

IV. DIRECTOR MATTERS:

a. Appointment to Design Review Committee.

Director Greene and other board members have not received any interest from homeowners desiring to participate on the design review committee. The Design Review Committee consists of Heather Greene, Scott Havn; Kenny Earl; and Beth Emerson.

Following discussion, the Board confirmed the Design Review Committee will remain the same.

b. Landscape Update on Walks with Keesen and Denver Water:

Director Greene discussed she walked the area renovated by Denver Water in May after the water easement construction and received a lot of push back on replacements. She is meeting with Denver Water tomorrow at 1 pm and invited Director Spann to join along with Teleos.

1. Review and accept bid proposal from Keesen Landscape in the amount of \$60,110.92. Director Spann discussed walking the community and Keesen prepared the bid for replacements of all dead trees and shrubs, including top dressing the mulch throughout the community of the District's common areas. Discussion followed on 3 trees missing from the bid to be replaced; mulch for the playground and plant material at the main entrance south side. Director Spann will reach out to Keesen to add these items.

Table Mountain Metropolitan District
June 8, 2021 Board Meeting

Following discussion, upon motion duly made by Director Junkala, seconded by Director Greene, upon vote and unanimously carried, the Board will accept the bid adding the additional missed items, not to exceed \$65,000.00.

Director Junkala discussed the weeds in the open space not being cared for. Director Spann discussed he had not authorized any beauty bands this year. Director Spann will reach out to Keesen for weed mitigation.

c. Junkyard area/fencing.

Director Greene discussed the area in Phase 2 and what can be done to the unkempt area. The Board directed Management to reach out to District Counsel Mayers for a solution by contacting Jefferson County of the violation, build a 6' privacy fence or a resolution for eminent domain.

d. Safety and Loss prevention – COVID-related expenses/DOLA reimbursement:

Director Greene noted that we do have funds available, less than \$1,000, but it is difficult to assess any of our needs are COVID related to be reimbursed.

V. MANAGEMENT MATTERS:

a. Pool Water Usage.

District Manager Elliott discussed the bill had no usage as of May 15 and the HOA had not yet filled the pool. Further discussion followed on the meter also servicing district property. The Board directed Management to ask HOA's pool company what the usage is for filling a pool the size of the Gardens.

District Manager Cullen discussed the graffiti had been removed at a cost of \$300.

b. Signs for Playgrounds and Pavilions.

District Manager Cullen noted he just needed final approval on the signs and number of signs. Following discussion, the Board authorized District Manager Cullen to order 2 signs.

b. Underdrains.

Discussed above.

VI. OTHER BUSINESS:

Director Havn discussed he is moving to Minnesota and is resigning from the Board of the Table Mountain Metropolitan District. The Board thanked Mr. Havn for his volunteer work and wished him the best. The Board acknowledged and accepted Mr. Havns resignation.

The Board further discussed the vacancy.

Table Mountain Metropolitan District
June 8, 2021 Board Meeting

VII. ADJOURNMENT:

There being no further business to come before the Board of Directors at this time, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 7:07 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the meeting held on June 8, 2021, and was approved by the Board of Directors of the Table Mountain Metropolitan District.

Respectfully Submitted,

DocuSigned by:
Heather D Greene

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President

Margie Elliott

Secretary for the Meeting

RECORD OF PROCEEDINGS

OF THE SPECIAL MEETING AND BUDGET HEARINGS OF THE TABLE MOUNTAIN METROPOLITAN DISTRICT

HELD: Monday, November 1, 2021 at 5:30 p. m., held at the Arbor House, 14600 W. 32nd Avenue, Golden, CO and via teleconferencing:

ATTENDANCE:

A special meeting and budget hearings 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 and acting:

Heather Greene present (IN PERSON)
Jerry Spann (IN PERSON)
Bridget Junkala (IN PRSON)
Kenneth Earl (IN PERSON)

Also present: Lisa Mayers, District Counsel, Spencer Fane, LLP, (by videoconference/phone); John Simmons, District Accountant, Simmons and Wheeler (by videoconference/phone);, Angela Elliott, District Manager and Don Cullen, Teleos Management (by videoconference/phone); and various members of the public (both present and by videoconference/phone).

CALL TO ORDER:

On behalf of the Board, Director Greene noted that a quorum was present, and the meeting was called to order at 5:31p.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

District Counsel Mayers noted that no disclosures need to be filed.

PUBLIC COMMENT: None.

APPROVAL OF MINUTES:

The Board reviewed the minutes of the special meeting held by the Board of Directors of Table Mountain Metropolitan District on June 8, 2021. Following discussion and upon motion duly made by Director Heather Greene, seconded by Director Jerry Spann, and unanimously carried, the Board approved the minutes and authorized Director Greene to execute the minutes as constituting a true and correct record of the proceedings of the meeting.

FINANCIAL MATTERS:

Ratify Payment of Claims. The Board received the Payment of Claims, check #'s 3022 through #3048 totaling \$156,682.43 for claims paid through July 2022 and ending October 2022.

RECORD OF PROCEEDINGS

November 1, 2021

Page 2

Following discussion, on motion duly made by Director Heather Greene, seconded by Director Bridgette Junkala, and upon vote unanimously carried, the Board ratified the claims through October 2021, in the amount of \$156,682.43.

Financial Statements. District Accountant Simmons distributed the September 30, 2021 Financial Statements and walked the Board through the financials. The General fund as of September 30, 2021, was \$1,232. As of end of September 2021 the Capital fund balance was \$12,100 that is to be transferred to the General Fund and \$353,792 in the Debt Service Fund. Next Bond interest payment is due December 1, 2021. District Accountant Simmons discussed that all property taxes have been received.

Following discussion, upon motion duly made by Director Heather Greene, seconded by Director Bridgette Junkala, upon vote and unanimously carried, the Board accepted the financial statement as presented District.

Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolutions to adopt the 2022 Budget, Set Mill Levies and Appropriate Sums of Money. Upon motion duly made by Director Heather Greene, seconded by Director Bridgette Junkala, upon vote and unanimously carried, the Board authorized District Counsel Mayers to open the public hearing

On behalf of the Board, District Counsel Mayers opened the public hearing to consider the proposed 2022 Budget and discuss related issues.

It was noted that the publication of Notice stating that the Board would consider adoption of the budget and the date, time and place of the public hearing was placed in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

District Accountant Simmons discussed that the assessed valuation had increased to \$11,743,951.

Discussion followed on Reserves for district, contingency fund and the ColoTrust account.

No comments were made, and upon motion duly made by Director Bridgette Junkala, seconded by Director Kenneth Earl, and upon vote unanimously carried, the public hearing and the public hearing was closed.

Following discussion, the Board considered the Resolutions to adopt the 2022 Budget, Set Mill Levies and Appropriate Sums of Money.

Upon motion duly made by Director Greene, seconded by Director Junkala and upon vote, unanimously carried, the District (1) approved the 2022 budget as presented, (2)

RECORD OF PROCEEDINGS

November 1, 2021

Page 3

approved the appropriation and expenditure of funds as detailed therein, (3) approved and adopted a mill levy of 55.000 mills to be certified by the District for collection in 2022, (4) authorized Director Greene as President to sign the necessary documentation, and (5) directed District Accountant Simmons to submit the certification of tax levy to the Board of County Commissioners of Jefferson County no later than December 15, 2021 and District Manager to file the 2022 budget with the Division of Local Government prior to January 30, 2022.

Conduct Public Hearing on the Amendment to the 2021 Budget. Upon motion duly made by Director Bridgette Junkala, seconded by Director Kenneth Earl, upon vote and unanimously carried, the Board authorized District Counsel Mayers to open the public hearing.

On behalf of the Board, District Counsel Mayers opened the public hearing to consider the proposed Amendment to the 2021 Budget and discuss related issues.

It was noted that the publication of Notice stating that the Board would consider an amendment to the budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

District Accountant Simmons noted that the General fund will need to be amended.

No comments were made, and upon motion duly made by Director Bridgette Junkala, seconded by Director Kenneth Earl, and upon vote unanimously carried, the public hearing and the public hearing was closed.

Following discussion, the Board considered the Resolution for the Amendment to the 2021 Budget, amending the General Fund from \$224,189 to \$250,000.

Upon motion duly made by Director Heather Greene, seconded by Director Bridgette Junkala, upon vote and unanimously carried, the District adopted the Resolution for the Amendment to the 2021 Budget for the General Fund as stated above.

ATTORNEY ITEMS:

Consider the adoption of Resolution providing Directors Exclusion of Workers Compensation Coverage.

District Counsel Mayers discussed this Resolution is annually adopted.

Following discussion, upon motion duly made by Director Heather Greene, seconded by Director Bridgette Junkala, upon vote and unanimously carried, the Board adopted the Resolution Excluding Workers Compensation Coverage.

RECORD OF PROCEEDINGS

November 1, 2021

Page 4

Consider adoption of Resolution calling for 2022 Regular Election.

District Counsel Mayers discussed the upcoming election May 3, 2022, and following discussion, upon motion duly made Director Heather Greene, seconded by Director Bridgette Junkala and upon vote, the Board adopted the 2022 Regular Election Resolution and appointed Chanda Thomsen as the Designated Election Official.

DIRECTORS ITEMS:

Consider appointment of Darby Enners and Denise Morley to the Design Review Committee. Following discussion, upon motion duly made, seconded and upon vote and unanimously carried, the Board appointed Darby Enners and Denise Morley to the Design Review Committee.

MANAGERS ITEMS:

2022 MEETING DATES:

Manager Elliott suggested March 4, July 11 and November 7 meetings for 2021. (1st Monday of March, 2nd Monday of July and 1st Monday of November).

Following discussion and upon motion duly made Director Heather Greene, seconded by Director Bridgette Junkala and unanimously carried, the Board approved the meeting schedule of March 4, July 11 and November 7 at 5:30 pm at a location to be designated pending and or via teleconference.

CONSIDER ADOPTION OF 2022 ADMINISTRATIVE RESOLUTION: Manager Elliott presented the Resolution concerning 2022 Annual Administrative Matters for Manager, Accountant and Legal Counsel to perform certain tasks on a recurring basis in the operation of the District.

The Board discussed retaining the same newspaper for publications; same officers and online website posting.

Following discussion and upon motion duly made Director Jerry Spann, seconded by Heather Greene and unanimously carried, the Board approved the 2022 Administrative Resolution.

RATIFICATION OF THE 2021-2022 SNOW REMOVAL CONTACT: Manager Elliott presented the 2021-2022 Snow Contract with Keesen for ratification.

Following discussion, and upon motion duly made Director Heather Greene, seconded by Director Jerry Spann and upon vote unanimously carried, 2021-2022 Snow Contract with Keesen was ratified.

RECORD OF PROCEEDINGS

November 1, 2021

Page 5

APPROVE NATIVE WEED CONTRACT:

Following discussion, and upon motion duly made Director Jerry Spann, and seconded by Heather Greene and upon vote unanimously carried, 2021-2022 Native Week Contract with Keesen was approved in the amount of \$7308.09. It was also noted that crabgrass is an issue that Keesen would address. Should crabgrass become an issues again, notify Landscape Supervisor and Keesen will come out and spray again for no additional charge.

DAVEY TREE PROPOSAL:

Manager discussed that Keesen will be winter watering all newly planted trees and shrubs, however management reached out to Davey who did the deep root fertilization last year. Davey Tree in the future will be less expensive than landscapers and asked the board to decide how to move forward with an option to water every-other month would reduce costs and still help with tree growth/care.

Following discussion, upon motion made by Director Heather Greene, seconded by Director Jerry Spann, upon vote and unanimously carried, the Board approved the Davey Contract for winter watering every other month.

DISCUSSION ON 2022 LANDSCAPE CONTRACT:

Manager Elliott discussed the landscape contract FOR 2022 with Keesen in the amount of \$33,750 and if the Board was interested in retaining Keesen for an option of an additional year at the \$33,750.

Following discussion, upon motion made by Director Jerry Spann, seconded by Director Bridget Junkala Spann, upon vote and unanimously carried, the Board approved the Keesen Landscape Contract March 2022 expiring March 2024.

DISCUSSION ON WATER AND ELECTRIC USAGE FOR POOL BY HOA:

Director Greene reviewed the North Table Mountain Bills and suggested: Water meter located @15491 W 50th has been identified as source for Pool. A request to HOA is being made to reimburse for water usage summer 2021. In addition, Board requests that HOA assumes responsibility for this meter and will maintain moving forward. District is willing to waive past year invoices if HOA agrees. Director Heather Green will talk to HOA for reimbursement and if district can transfer account #34167 to HOA.

OTHER BUSINESS:

Discussion followed on Director Jerry Spann meeting with County and Lennar on the roads. He further discussed no repairs will be done until Spring and hopefully concrete repairs are being done now.

RECORD OF PROCEEDINGS
November 1, 2021
Page 6

ADJOURNMENT:

There being no further business to come before the Board of Directors at this time, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:11 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the meeting held on November 1, 2021, and was approved by the Board of Directors of the Table Mountain Metropolitan District.

Respectfully Submitted,

DocuSigned by:

Heather D Greene

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President

DocuSigned by:

Angela Elliott

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Secretary for the Meeting