

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THOMPSON CROSSING METROPOLITAN DISTRICT NO. 2

HELD  
December 5, 2024

The Special Meeting of Thompson Crossing Metropolitan District No. 2 was held via Microsoft Teams and Teleconference on Thursday, December 5, 2024, at 1:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Gary Gerrard, President & Chairperson  
Dale Boehner, Vice President  
Todd Williams, Secretary  
Nathan Gerrard, Treasurer

#### Also in Attendance:

Audrey Johnson; White Bear Ankele Tanaka & Waldron, P.C.  
Kevin Mitts; Pinnacle Consulting Group, Inc.

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### ADMINISTRATIVE ITEMS

Call to Order: The Special Meeting of the Board of Directors of the Thompson Crossing Metropolitan District No. 2 was called to order by Mr. Mitts at 1:03 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Ms. Johnson noted that a quorum was present, with four out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Ms. Johnson advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Ms. Johnson reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Johnson inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director

## RECORD OF PROCEEDINGS

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Boehner, seconded by Director Williams, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

### FINANCIAL ITEMS

#### Public Hearing Regarding the Proposed Amended 2024 Budget:

Mr. Mitts reported that notice of the budget hearing was published on December 4, 2024, in The Daily Journal, in accordance with state budget law. Upon a motion duly made by Director Boehner, seconded by Director Williams, and upon vote, unanimously carried, the 2024 Budget Hearing was opened. Mr. Mitts reviewed the proposed Amended 2024 budget and answered questions. Upon a motion duly made by Director N. Gerrard, seconded by Director Boehner, and upon vote, unanimously carried, the 2024 Budget Hearing was closed. Following review and discussion, upon a motion duly made by Director Nathan Gerrard, seconded by Director Gary Gerrard, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2024 Amended Budget as presented.

Public Hearing Regarding the Proposed 2025 Budget: Mr. Mitts reported that notice of the budget hearing was published on December 4, 2024, in The Daily Journal, in accordance with state budget law. Upon a motion duly made by Director Boehner, seconded by Director N. Gerrard, and upon vote, unanimously carried, the 2025 Budget Hearing was opened. Mr. Mitts reviewed the proposed 2025 Budget and answered questions. Upon a motion duly made by Director Boehner, seconded by Director N. Gerrard, and upon vote, unanimously carried, the 2025 Budget Hearing was closed. Following review and discussion, upon a motion duly made by Director Nathan Gerrard, seconded by Director Gary Gerrard, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2025 Proposed Budget; Consideration and Approval of Resolutions to Adopt Budget; Certify Mill Levies and Appropriate Sums of Money.

## RECORD OF PROCEEDINGS

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DIRECTOR ITEMS

Director Items: There were no Director Items brought before the board.

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OTHER MATTERS

Other Matters: Director N. Gerrard and Director Willaims requested the Ms. Johnson, and her team send notices to the Crown Group stating that they are in violation of the signed agreement for landscaping projects adjacent to the district.

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ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:19 p.m.

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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

*Kevin Mitts*

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Kevin Mitts, Recording Secretary for the Meeting