

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THOMPSON CROSSING METROPOLITAN DISTRICT NO. 2

HELD
November 13, 2024

The Regular Meeting of Thompson Crossing Metropolitan District No. 2 was held via MS Teams and Teleconference on Friday, November 13, 2024, at 9:15 a.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, Amanda Castle and Matt Sorenson; Pinnacle Consulting Group, Inc.

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the Thompson Crossing Metropolitan District No. 2 (collectively, the “District”) was called to order by Mr. Mitts at 9:15 a.m.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be the actions of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

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 Boards. Ms. Johnson advised the Boards 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, were filed with the Colorado Secretary of State’s Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Johnson inquired into whether members of the Boards

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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 Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Gary Gerrard, 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 brought before the Boards.

CONSENT AGENDA

Mr. Mitts reviewed the items on the consent agenda with the Boards. Mr. McMeekin advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Williams, seconded by Director Boehner, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Approval of Minutes – April 5, 2024, Special Meeting.
- B. Payment of Claims.
- C. Consider Ratification of 2023 Annual Report.
- D. Adoption of 2025 Annual Administrative Matters Resolution.
- E. Adoption of 2025 Resolution Designating Meeting Notice Posting Location.
- F. Approval of Notice to Electors Pursuant to § 32-1-809, C.R.S.
- G. Adoption of Amended and Restated Public Records Request Policy.
- H. Adoption Procurement Policy.
- I. Ratification of Agreement with Evergreen Landscape & Sprinkler Co. for Landscape Services.

DISTRICT MANAGER ITEMS

District Managers' Report: Mr. Mitts presented the District Managers' Report to the Boards and answered questions.

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FINANCIAL ITEMS

Review Unaudited Financial Statements for the Period Ending June 30, 2024: Ms. Castle Presented the Unaudited Financial Statements for the Period Ending June 30, 2024 and answered questions.

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 Unaudited Financial Statements for the Period Ending June 30, 2024 as presented.

Review and Consider Ratification of 2023 Audited Financial Statements: Ms. Castle Presented the 2023 Unaudited Financial Statements and answered questions. 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 Ratification of the 2023 Audited Financials as presented.

2025 BUDGET HEARING

Public Hearing Regarding the Proposed Amended 2024 Budget:

Mr. Mitts reported that notice of the budget hearing was published on October 31, 2024, in The Johnstown Breeze, 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. Ms. Castle 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 October 31, 2024, in The Johnstown Breeze, 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. Ms. Castle 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

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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.

LEGAL ITEMS

Consideration Adoption of Resolution Calling May 2025 Election: Ms. Johnsons presented the Proposed Adoption of Resolution Calling May 2025 Election to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Boehner, seconded by Director Gary Gerrard, and upon vote, unanimously carried, it was

RESOLVED To Approve the Adoption of Resolution Calling May 2025 Election

Consider Adoption of Resolution of Adopting a Digital Accessibility Policy and Designating a Compliance Officer: Ms. Johnson presented the Resolution of Adopting a Digital Accessibility Policy and Designating a Compliance Officer to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Boehner, seconded by Director Gary Gerrard, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution of Adopting a Digital Accessibility Policy and Designating Pinnacle consulting Group, Inc.as Compliance Officer

DIRECTOR MATTERS

There were no Director Matters to come before the Boards.

OTHER MATTERS

There were no Other Matters to come before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 10:21 a.m.

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

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Respectfully submitted,

Kevin Mitts

Kevin Mitts, Recording Secretary for the Meeting