



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT
HELD November 26, 2024, AT 11:00 AM.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Tuscan Foothills Village Metropolitan District was held on Tuesday, November 26, 2024, at 11:00 AM, via video teleconference.

Attendance

In attendance were Directors:

Raymond O’Sullivan, Excused
Jack Wallace Mason
Jennifer Mullins
Dave Talbot

Also in attendance were:

Jakrapong Pattamasaevi, WSDM Managers
Brenda Juarez, WSDM Managers
Tate Crosby, WBA
Don Gresley, Resident

1. Call to Order: Mr. Pattamasaevi called the meeting to order at 11:08 AM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matter: Mr. Pattamasaevi declared a quorum was present and confirmed that the director qualifications and filings of disclosures were made previously.
3. Approval of the Agenda: Mr. Pattamasaevi presented the Agenda amended by postponing the appointment Mr. Presley. Director O’Sullivan moved to approve the Agenda as amended, seconded by Director Mullins. Motion carried unanimously.
4. Director Matters:
 - a. Consider Appointment of Qualified Individuals: Director Mullins moved to appointed Mr. Gresley to the Board of Directors, seconded by Director Mason. Motion passed unanimously.
 - b. Election of Officers: Not addressed.
5. Consent Agenda Items:
 - a. Approve Special Board Meeting Minutes from November 19, 2024: Director Mullins moved to approve the Special Board Meeting Minutes from November 19, 2024, seconded by Director Mason. Motion passed unanimously.
 - b. Approve Town Hall Meeting Minutes from November 19, 2024: tabled pending preparation.

6. Financial Matters: No items to discuss.
7. Management Matters: No items to discuss.
8. Legal Matters:
 - a. Consider adoption of Resolution Calling Election: Ms. Crosby advised the Board about the new state legislation regarding the growth cap of 5.25% placed on the annual property tax assessment. Ms. Crosby advised the District may vote out of implementing this growth cap limitation at any time by holding a special election to present it to the voters. Mr. Pattamasaevi advised if the District opts out of the cap and does not have the issue on the ballot, and if there are less self-nominations than there are Board seats available, the election can be cancelled. Mr. Pattamasaevi clarified that the new bill does not include newbuilds or inclusions of new land. Mr. Pattamasaevi advised there are three Board seats up for election. After further discussion, Director O’Sullivan moved to approve the adoption of Resolution Adopting Calling Election without the provision to opt-out of the 5.25% revenue growth limitation, seconded by Director Mason. Motion carried unanimously.
9. Public Comment: (Items not on the Agenda Only.) No public comment.
10. Other Business: No items to discuss.
11. Adjournment: Director Mullins moved to adjourn the meeting at 11:38 a.m., seconded by Director O’Sullivan. Motion passed unanimously.

Approved,

jennifer mullins

[jennifer mullins \(Mar 12, 2025 09:34 MDT\)](#)

District Officer




TFVMD 11-26-24 Election Meeting Minutes- R

Final Audit Report

2025-03-12

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