



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT
HELD JULY 19, 2023, AT 10:00 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Tuscan Foothills Village Metropolitan District was held on Wednesday, July 19, 2023, at 10:00 AM via video teleconference.

Attendance

In attendance were Directors:

David Hewett, President
Raymond O’Sullivan, Treasurer
Roger Lemmon, Secretary
Jack Wallace Mason, Assistant Secretary
Jennifer Mullins, Assistant Secretary (Absent)

Also in attendance were:

Rebecca Harris, WSDM District Managers
Heather Smith, WSDM District Managers
Nelson Dunford, Esq., White Bear Ankele Tanaka & Waldron
David Talbot, Property Owner

1. Call to Order: President Hewett called the meeting to order at 10:07 AM
2. Declaration of Quorum/Director Qualifications/ Disclosure Matter: President Hewett confirmed a quorum was present. Mr. Dunford advised the Board, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dunford reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the 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. Mr. Dunford inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to 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.
3. Approval of the Agenda: Director O’Sullivan moved to approve the Agenda as presented; seconded by Director Lemmon. Motion passed unanimously.
4. Public Comment: Mr. Talbot expressed gratitude for the improvements in the landscaped tracts and outlined additional areas needing attention.
5. Consent Agenda: Director Lemmon moved to approve the Consent Agenda as presented; seconded by Director O’Sullivan. Motion passed unanimously.
 - a. Approval of April 19, 2023 Meeting Minutes
 - b. Approval of the June 16, 2023 Special Meeting Minutes

c. Ratification of Approval for Payables for April 19, 2023 – July 19, 2023

6. Financial Matters:

- a. Review and Consider Approval of the 2022 Audit and Presentation: Mrs. Harris explained that Hoelting and Company is still working to complete the 2022 draft audit and recommended that the Board file for an extension. Director Lemmon moved to file an extension for filing of the 2022 audit, seconded by Director O’Sullivan. Motion passed unanimously.

7. District Manager’s Report: Ms. Smith presented the District Manager’s Report in brief.

8. Development Matters: Director O’Sullivan provided an update on construction with all Lots in Filing 3 sold and closed, and two (2) additional foundations being poured in Filing 4. Mule Deer Drive is scheduled for asphalt overlay shortly. Filing 4 is anticipated for build-out in 6 months and Filing 5 will break ground in October.

9. Legal Matters:

- a. Irrigation Agreement between Tuscan Foothills Village Metro District and Tuscan Foothills Village Paired Homes Owners Association: Ms. Smith presented a summary of changes requested by the Association Board. This item was tabled for further discussion once the changes have been incorporated into the agreement.
- b. Detention Pond Maintenance Proposal: After discussion, Director Lemmon moved to approve the proposal from Hammers Construction for annual inspection of the detention pond in Filing 1; seconded by Director O’Sullivan. Motion passed unanimously.

10. Adjournment: Director Lemmon moved to adjourn at 10:32 AM; seconded by Director O’Sullivan. Motion passed unanimously. A Special Meeting of the Board will be held on September 20, 2023 to revisit the 2022 Audit.

Respectfully Submitted,

Roger Lemmon

[Roger Lemmon \(Oct 25, 2023 15:28 MDT\)](#)

Secretary






TFVMD 2023 07.19 Minutes Approved

Final Audit Report

2023-10-25

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| Created: | 2023-10-25 |
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