



**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT  
HELD SEPTEMBER 20, 2023, AT 10:00 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Tuscan Foothills Village Metropolitan District was held on Wednesday, September 20, 2023, at 10:00 AM, at 17 S. Wahsatch Ave, Colorado Springs, CO and via video teleconference.

Attendance

In attendance were Directors:

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

Also in attendance were:

Heather Smith, WSDM District Managers  
Rebecca Harris, WSDM District Managers  
Sue Gonzales, WSDM District Managers  
Rylee DeLong, WSDM District Managers  
Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron

1. Call to Order: President Hewett called the meeting to order at 10:03 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matter: President Hewett confirmed a quorum was present. Mr. Dickhoner advised the Board, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner 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. Dickhoner 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 Mullins. Motion passed unanimously.
4. Public Comment: No members of the public were present.
5. Consent Agenda: Ms. Smith noted a correction to the Minutes to reflect President Hewett as present at the July 19, 2023 meeting. After review, Director Mason moved to approve the Consent Agenda; seconded by Director O’Sullivan. Motion passed unanimously.

- a. Approval of July 19, 2023 Meeting Minutes, as amended
- b. Ratification of 2022 Annual Report
- c. Ratification of Approval for Payables for July 19, 2023 – September 20, 2023
- d. Acceptance of Unaudited Financial Statements as of August 31, 2023 and the schedule of cash position updated as of August 31, 2023

6. Financial Matters:

- a. Review and Consider Approval of the 2022 Audit and Presentation: Ms. Gonzales presented the 2022 Audit. She noted the Auditors issued an unqualified clean opinion which is the highest level of assurance they can provide. After review, Director Mullins moved to approve the 2022 Audit as presented; seconded by Director O’Sullivan. Motion passed unanimously.
- b. Discuss Preliminary Assessed Valuation Analysis: Ms. Smith discussed the preliminary assessed valuations and increase in tax revenue. She explained Proposition HH which is on the ballot for November would reduce the assessed valuations if it passed. The Board discussed the mill levy. This issue will be discussed further during the Budget process.
- c. Review and Discuss Potential 2024 Maintenance & Improvement Projects: The Board reviewed potential 2024 maintenance and improvement projects.

7. District Manager Report: Ms. Smith presented the District Manager Report.

8. Development Matters: Director O’Sullivan provided an update on development matters.

9. Legal Matters

- a. Ratification of Irrigation Services Reimbursement Agreement between the District and Tuscan Foothills Village Paired Homes Owners Association, Inc.: Mr. Dickhoner noted the draft is still being finalized with the Association and is not ready for approval today.
- b. Discussion Regarding Accepting Public Improvements Filing 1: Mr. Dickhoner explained the documents will be prepared and the Resolution will be presented for Board consideration and approval at the next meeting.
- c. Discuss Requirement for Annual Town Hall Meeting: Mr. Dickhoner discussed the new requirement for districts that have residents to host an annual Town Hall meeting. The Town Hall meeting is scheduled for October 26, 2023 at 6:00 p.m.

10. Adjournment: Director O’Sullivan moved to adjourn at 11:04 a.m.; seconded by Director Mullins. Motion passed unanimously. Next Regular Board Meeting and 2024 Budget Hearing is scheduled for October 18, 2023, at 10:00 a.m. The new statutory Annual Townhall Meeting is scheduled for October 26, 2023 at 6:00 p.m.

Respectfully Submitted,

*Roger Lemmon*

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

Secretary






# TFVMD 2023 09 20 Minutes Approved

Final Audit Report

2023-10-25

Created:	2023-10-25
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