

**TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT  
NOTICE OF SPECIAL BOARD MEETING AND AGENDA**



**Tuesday, February 18, 2025, at 2:00 P.M. (MST)**

*This meeting will be held via teleconferencing and can be joined through the directions below:*

**Please join meeting from your computer, tablet or smartphone.**

<https://video.cloudoffice.avaya.com/join/902314690>

**You can also dial in using your phone.**

United States: +1 (213) 463-4500

**Access Code:** 902314690

**\*Public Invited to Attend\***

| <b>Board of Director</b> | <b>Title</b>   | <b>Term Expiration</b> |
|--------------------------|----------------|------------------------|
| Jennifer Mullins         | President      | May 2027               |
| Raymond O’Sullivan       | Treasurer      | May 2027               |
| Jack Wallace Mason       | Vice President | May 2025               |
| David Talbot             | Secretary      | May 2025               |
| Donald Gressly           | Director       | May 2027               |

**AGENDA**

- 1. Call to Order**
- 2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Director Matters**
  - a. Election of Officers**
- 5. Consent Agenda Items**
  - a. Approve Board Meeting Minutes from November 26, 2024 (enclosed)**
  - b. Approve Town Hall Meeting Minutes from November 19, 2024 (enclosed)**
  - c. Approve Payables (enclosed)**
  - d. Approve unaudited financial statements (enclosed)**
- 6. Financial Matters**
  - a. Discussion regarding bond refinancing.**
- 7. Management Matters**
- 8. Legal Matters**
  - a. Discuss Irrigation Services Reimbursement Agreement (separately enclosed)**

- 9. Public Comment (Items not on the Agenda Only. Comments are limited to 3 minutes per person and taken in the order in which they appear)**
- 10. Other Business**
- 11. Adjourn**





**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 p.m., seconded by Director O’Sullivan. Motion passed unanimously.

Approved,

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District Officer





**MINUTES OF THE ANNUAL MEETING OF THE  
TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT**  
HELD November 19, 2024, AT 6:00 PM.

Pursuant to posted notice, the annual meeting of the Tuscan Foothills Village Metropolitan District was held pursuant to C.R.S 32-1-903(6) on Wednesday, November 19, 2024, at 6 PM, via video teleconference.

Attendance

In attendance were:

Jakrapong Pattamasaevi, WSDM Managers  
Brenda Juarez, WSDM Managers  
Members of the Public

1. Call to Order: Mr. Pattamasaevi called the meeting to order at 6:00 PM.
2. Presentation Regarding the Status of Public Infrastructure Projects within the District: Mr. Pattamasaevi provided a presentation regarding the status of public infrastructure projects within the District. Work is in progress and additional facilities may be conveyed to the district in 2025.
3. Presentation Regarding Outstanding Bonds: Mr. Pattamasaevi provided an overview of the outstanding bond. The District continues to support its bond obligations.
1. Review of Unaudited Financial Statements: Mr. Pattamasaevi presented a review of the Unaudited Financial Statements.
2. Open Floor for Questions: Members of the public were present and conversed with Mr. Pattamasaevi regarding various issues regarding the District.
3. Adjourn: The meeting adjourned at 7:05 P.M.

Approved,

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District Officer





**Tuscan Foothills Village Metropolitan District**  
**PAYMENT REQUEST**  
2/14/2025  
**GENERAL FUND ACCOUNT**

| <b>Company</b>           | <b>Invoice</b> | <b>Date</b> |                    | <b>Comments</b> |
|--------------------------|----------------|-------------|--------------------|-----------------|
| Bright View Landscaping  | 9227623        | 2/1/2025    | 647.50             |                 |
| City of Colorado Springs | 48030796       | 2/1/2025    | 31.95              |                 |
| White Bear Ankele Tanaka | 39087          | 1/31/2025   | 885.46             |                 |
| WSDM District Managers   | 551            | 1/31/2025   | 2,600.19           |                 |
| <b>TOTAL</b>             |                |             | <b>\$ 4,165.10</b> |                 |

|                          |                    |
|--------------------------|--------------------|
| Eastern Colorado 2-14-25 | \$ 11,079.00       |
| Less Payables            | \$ (4,165.10)      |
| Balance                  | <b>\$ 6,913.90</b> |

