



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT
HELD March 18, 2025, AT 2:00 PM.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Tuscan Foothills Village Metropolitan District was held on Tuesday, March 18, 2025, at 2:00 PM, via video teleconference.

Attendance

In attendance were Directors:

Raymond O’Sullivan,
Jack Wallace Mason
Dave Talbot
Donald Gressly
Jennifer Mullins, (excused)

Also in attendance were:

Jakrapong Pattamasaevi, WSDM Managers
Tim Morzel, DADCO
Laci Knowles, DADCO

1. **Call to Order:** Mr. Pattamasaevi called the meeting to order at 2:25 PM.
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:** Director O’Sullivan moved to approve the Agenda, seconded by Director Mason. Motion passed unanimously.
4. **Consent Agenda Items:**
 - a. Approve Board Meeting Minutes from February 18, 2025
 - b. Approve Payables
 - c. Approve unaudited financial statements

The board took up the consent agenda items as one motion. Director O’Sullivan moved to approve all items on the consent agenda. Director Talbot seconded. Motion passed unanimously.

5. **Financial Matters:**

- a. Discussion regarding bond refinancing. Ms. Knowles presented options for the board for the refinancing of its bond. After discussion, it was moved by Director O'Sullivan to proceed with the NBH Bank proposal presented by DADCO. Director Gressly seconded the motion. Motion carried unanimously. The formation of a refinance committee of Director O'Sullivan and Director Gressly was then motioned by Director Mason, seconded by Director Talbot, motion passed unanimously.
6. Management Matters: No matters to discuss.
7. Legal Matters:
 - a. Discuss Irrigation Services Reimbursement Agreement. After discussion Mr. Pattamasaevi resolved to follow up with Brightview after this years' growing season to ensure 40% will be an accurate figure for the cost sharing going forward. Director O'Sullivan moved to approve 40% payment to Tuscan Foothills paired Homes Owners Association in the amount of \$3,083. Motion seconded by Director Gressly, motion passed unanimously.
8. Public Comment: (Items not on the Agenda Only.) No public comment.
9. Other Business: No items to discuss.
10. Adjournment: Director O'Sullivan moved to adjourn the meeting at 2:48 p.m., seconded by Director Mason. Motion passed unanimously.

Approved,

David Talbot

David Talbot (May 5, 2025 09:04 MDT)

District Officer

TFVMD Board Meeting Minutes 7-23-24

Final Audit Report

2025-05-05

Created:	2025-04-28
By:	Danielle Daigle-Chavez (danielle.d@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgWd_HD7G88Fe6zeHcKWgXieB1wmZ9Rb


"TFVMD Board Meeting Minutes 7-23-24" History

 Document created by Danielle Daigle-Chavez (danielle.d@wsdistricts.co)
2025-04-28 - 9:15:20 PM GMT

 Document emailed to David Talbot (talbotdtfv@gmail.com) for signature
2025-04-28 - 9:15:23 PM GMT

 Email viewed by David Talbot (talbotdtfv@gmail.com)
2025-05-05 - 3:01:00 PM GMT

 Document e-signed by David Talbot (talbotdtfv@gmail.com)
Signature Date: 2025-05-05 - 3:04:20 PM GMT - Time Source: server

 Agreement completed.
2025-05-05 - 3:04:20 PM GMT