



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT
HELD June 17, 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, June 17th, 2025, at 2:00 PM, via video teleconference.

Attendance

In attendance were Directors:

Jennifer Mullins
Dave Talbot
Donald Gressly

Also in attendance were:

Jakrapong Pattamasaevi, WSDM Managers
Danielle Daigle-Chavez, WSDM Managers
Tiffany Leichman, DADCO
Blair Dickhoner, WBA

1. Call to Order: Mr. Pattamasaevi called the meeting to order at 2:09 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 Mullins motioned to approve the agenda, seconded by Director Gressly. The motion passed unanimously.
4. Approval of the Meeting Minutes: Director Talbot motioned to approve the meeting minutes as presented, seconded by President Mullins. The motion passed unanimously.
5. Bond Matters:
 - a. Consider ratification of a final determination to issue and refund general obligation indebtedness consisting of its Series 2025 Loan Agreement and Promissory Note for the purpose of refunding the District's existing general obligation indebtedness and paying or reimbursing the costs of public improvements for the District, up to a maximum principal amount of \$1,420,000, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, for the purpose of refunding limited tax general obligation indebtedness of the District, and in connection therewith, consider approval of a resolution authorizing the issuance of such indebtedness; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions. Ms. Leichman provided

the update to the board. The only change being made to the Loan Agreement is the addition of a \$50,000.00 project fund and an updated closing date of June 26th, 2025. After review, Director Talbot moved to approve the updated Bond document, seconded by President Mullins. Motion passed unanimously.

6. Financial Matters: Discussion of 2024 Audit. Schedule Special Meeting for 2025 Audit and Budget Amendment. Mr. Pattamasaevi provided the update regarding the 2024 Audit. Biggs Kofford is finalizing some items, and the Audit will be presented during the Special Meeting scheduled for July 15th, 2025, at 2 pm.
7. Legal Matters:
 - a. Review amendment of the Placement Agreement for DA Davidson. After discussion, Director Gressly motioned to approve the Placement Agreement as amended, seconded by President Mullins. Motion passed unanimously.
8. Management Matters:
 - a. Discuss landscaping matters. Mr. Pattamasaevi provided the update regarding a meeting scheduled for June 18th, 2025, with the City Forrester on site to inform better a plan to replace dead trees within the District.
9. Public Comment: No public comment.
10. Other Business: No other business.
11. Adjournment: President Mullins motioned to adjourn at 2:46 pm. Seconded by Director Gressly, motion passed unanimously.

Approved,

Jennifer Mullins

Jennifer Mullins (Jul 19, 2025 07:39 MDZ)

District Officer

TFVMD Board Meeting Minutes 6.17.25

Final Audit Report

2025-07-19

Created:	2025-07-18
By:	Danielle Daigle-Chavez (danielle.d@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_LhICdbq1GJkyt2FSRKhZlq56zPloR5A

"TFVMD Board Meeting Minutes 6.17.25" History

 Document created by Danielle Daigle-Chavez (danielle.d@wsdistricts.co)

2025-07-18 - 7:50:47 PM GMT

 Document emailed to Jennifer Mullins (mjenn1958@gmail.com) for signature

2025-07-18 - 7:50:51 PM GMT

 Email viewed by Jennifer Mullins (mjenn1958@gmail.com)

2025-07-19 - 1:04:54 PM GMT

 Document e-signed by Jennifer Mullins (mjenn1958@gmail.com)

Signature Date: 2025-07-19 - 1:39:39 PM GMT - Time Source: server

 Agreement completed.

2025-07-19 - 1:39:39 PM GMT



Adobe Acrobat Sign